



**GRASSROOTS**  
REALTY GROUP

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**11117 100 Street  
Grande Prairie, Alberta**

**MLS # A2272947**

**\$699,000**



**Division:** Central Business District

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 7,740 sq.ft.

**Zoning:** CA

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.17 Acre

**Lot Feat:** -

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** NA

Investment Opportunity!!! Long term and well known tenants want to stay! Fully leased building. Highly visible, prime location right on 100th Street! One lease in place until March 31, 2028 and the other until May 31, 2026. \$60,000 plus income to landlord per year.