



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

9910 121 Avenue  
Grande Prairie, Alberta

MLS # A2137626



**\$24 per sq.ft.**

<b>Division:</b>	Northgate
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	Mixed
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	The Greyhound Station
<b>Bus. Name:</b>	-
<b>Size:</b>	3,600 sq.ft.
<b>Zoning:</b>	CA

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	Sewer	<b>Lot Feat:</b>	Near Shopping Center
<b>Inclusions:</b>	n/a		

Location, Location, Location. This building is slated for a complete renovation and offers 3,600 SF of shell space for your business, with the potential for additional square footage if required. Facing both the Prairie Mall and Superstore, it provides exceptional visibility and access, with ample parking at the rear. This prime retail location ensures your business will be seen in one of the busiest areas of Grande Prairie. Don't miss the chance to situate your business or invest in this high-traffic area. Call your Commercial Realtor&reg; today.