

# \$787,000 - 11034 100 Street, Grande Prairie

MLS® #A2112344

**\$787,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.17 Acres

Avondale., Grande Prairie, Alberta

This is an excellent high-traffic retail/mixed-use location, situated on 100 Street in Grande Prairie. Located near Home Hardware, Giant Tiger, and many others this location is a turn-key retail space offering 10,595 square feet with an overhead door at the rear into a large warehouse space for shipping and receiving that offers plenty of storage. All of this with great exposure and parking directly out the front door. For anyone looking for a high-traffic retail location with incredible neighbors at an affordable price, this is a must see. There is currently a stable long-term tenant upstairs leasing 2,445 square feet. Call the listing Realtor® for more information or to book a showing today. This property is also available for lease. (MLS: A2112344, \$9.72 PSF plus NNN)

Built in 1972

## Essential Information

MLS® #	A2112344
Price	\$787,000
Bathrooms	0.00
Acres	0.17
Year Built	1972
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information



Address	11034 100 Street
Subdivision	Avondale.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 2N1

### **Interior**

Heating	Forced Air, Radiant
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### **Additional Information**

Date Listed	March 5th, 2024
Days on Market	521
Zoning	CA

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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