

# \$199,000 - 277, 11801 100 Street, Grande Prairie

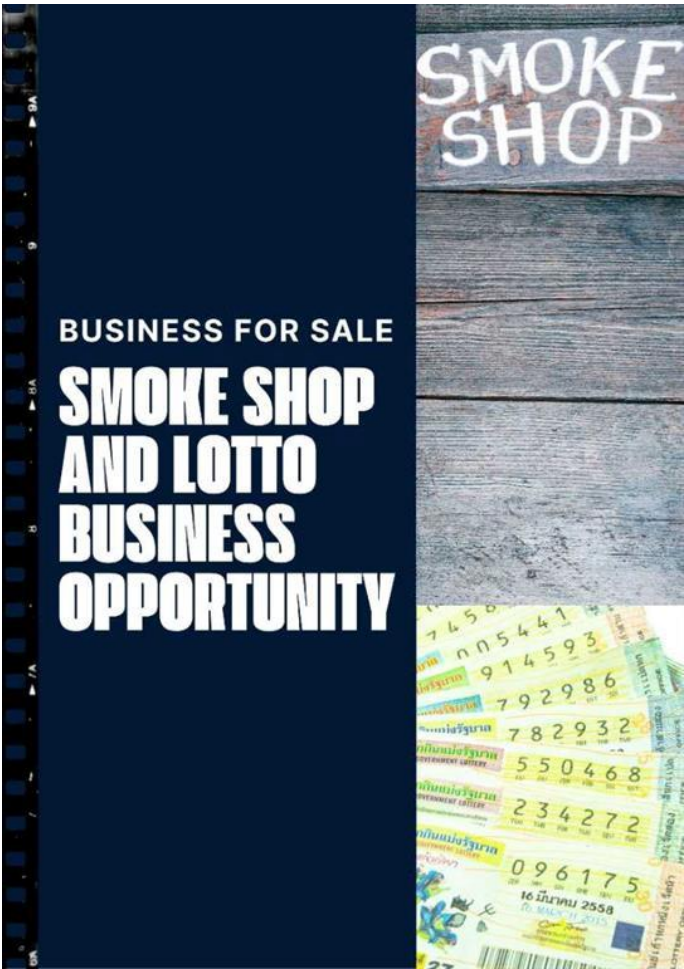
MLS® #A2244449

**\$199,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Grande Prairie, Alberta

An exceptional opportunity to own a well-established franchise gift and smoke shop with a lottery terminal, ideally located in high-traffic Mall, surrounded by other successful businesses. This store has been a staple in the community for over 30 years, with the current owners operating since 2019. Offering a wide variety of products, lottery sales, and strong customer loyalty, this business is perfectly positioned for continued success. The location benefits from excellent foot traffic, great visibility, and a prime mall location, making it an ideal family-run operation or investment for someone looking to step into a proven, profitable setup. Financial details (2023, 2024, and 2025 YTD profit and loss) will be provided to qualified buyers after signing an NDA. Don't miss this chance to acquire a turnkey operation with a strong foundation and long-standing reputation in a prime retail setting



Built in 1994

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2244449   |
| Price      | \$199,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1994       |
| Type       | Commercial |
| Sub-Type   | Retail     |

Status Active

### Community Information

Address 277, 11801 100 Street  
Subdivision NONE  
City Grande Prairie  
County Grande Prairie  
Province Alberta  
Postal Code T8V3Y2

### Additional Information

Date Listed July 29th, 2025  
Days on Market 38

### Listing Details

Listing Office RE/MAX Grande Prairie

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