

**10012 100 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2158828**

**\$8,500 per month**



**Division:** Central Business District

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 13,650 sq.ft.

**Zoning:** CC

**Heating:** Forced Air

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** n/a

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.35 Acre

**Lot Feat:** -

Introducing a gem of a property nestled in the heart of downtown Grande Prairie. With a sprawling 13,650 square feet of versatile space on the main floor, the iconic property is ideal for anyone looking for a large footprint that won't break the bank. This well-maintained building received a modern upgrade in 2010, featuring new windows that enhance both aesthetics and energy efficiency. Whether you're an established enterprise looking to expand or a newcomer seeking a high-visibility location, this building is poised to bring your vision to life. Beyond the impressive square footage, the property offers a substantial basement area with ample storage, and rooftop air conditioning. Boasting modern amenities, ample parking, and a strategic location in the city of Grande Prairie. This property is tailor-made for any retail, office, or restaurant setting offering maximum visibility and solid foot traffic. The building is also being offered for sale, MLS: A2157306. To book a showing or request more information, please contact your local Commercial Realtor&reg;.