



GRASSROOTS
REALTY GROUP

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13313 100 Street
Grande Prairie, Alberta

MLS # A2297490



\$5,500,000

Division: NONE

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 34,280 sq.ft.

Zoning: CA

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 4.42 Acres

Sewer: -

Lot Feat: -

Inclusions: n/a

Positioned along one of Grande Prairie's busiest commercial corridors just off Highway 43, this 4.43-acre Arterial Commercial (CA) zoned site offers exceptional visibility along 100 Street, directly across from the new Trader Ridge retail development. The property features a total of 34,280 SF across five buildings constructed in various phases, complemented by ample on-site parking and a secure fenced compound. The main building has a footprint of 15,652 SF, comprising a mix of showroom, warehouse, and point-of-sale space, with an additional 952 SF of office mezzanine. The property is surrounded by a strong mix of national and regional tenants. This location benefits from high daily traffic volumes and consistent activity, driven by a regional trade area of approximately 300,000 people extending into northern British Columbia. An outstanding opportunity for retail, warehouse, or service-commercial users seeking scale, exposure, and flexibility—call your Commercial Realtor; today for more information.