



GRASSROOTS
REALTY GROUP

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12221 100 Street
Grande Prairie, Alberta

MLS # A2310898



\$975,000

Division: Northgate

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,847 sq.ft.

Zoning: CA

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Garage Heater

Position your business for success with this versatile 3,800 sq. ft. commercial opportunity located directly on busy 100 Street in Grande Prairie, offering exceptional visibility and easy access. This functional property offers a unique combination of retail, shop, and fenced-yard space, making it suitable for a wide variety of businesses. The front of the building features an open retail area ideal for customer-facing operations, showroom use, or office space. At the rear of the building are two separate shop spaces, each equipped with two 10 x 12 overhead doors to support efficient operations and workflow. The fenced yard at the back offers added flexibility for secure outdoor storage, equipment, or fleet use. Ample on-site parking provides convenience for both staff and customers. A rare opportunity to secure a highly visible and practical commercial space in one of Grande Prairie's busiest commercial corridors.