



GRASSROOTS
REALTY GROUP

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13313 100 Street
Grande Prairie, Alberta

MLS # A2333126



\$5,250,000

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: 17899.39 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 investment property offers exceptional visibility along 100 Street directly across from the new Trader Ridge retail development. The property is secured by a long-term lease extending to 2037, with annual base rent of \$390,000 commencing February 2027 and contractual increases of 2.5% annually throughout the term. The tenant operates nearly 50 locations across Canada, providing a strong national covenant with an established position within its industry. The property features approximately 34,280 SF across five buildings, complemented by ample on-site parking and a secure fenced compound. The main building has a footprint of approximately 15,652 SF comprising a mix of showroom, warehouse, and point-of-sale space, plus an additional 952 SF office mezzanine. Surrounded by a strong mix of national and regional tenants, the property benefits from excellent exposure, high daily traffic volumes, and a regional trade area of approximately 300,000 people extending into northern British Columbia. An exceptional opportunity to acquire a well-located commercial investment with long-term. Call your Commercial Realtor today for more information.