

10808 100 Street  
Grande Prairie, Alberta

MLS # A2252325

**\$1,990,000**



**Division:** NONE

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,500 sq.ft.

**Zoning:** CA

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 1.00 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Excellent opportunity to own a high-visibility commercial property with a well-known international franchise tenant already in place, providing strong and reliable rental income. Situated on a large lot with excellent exposure and access, this property also includes a vacant portion of land offering tremendous development potential. Build a plaza or additional commercial units to further enhance revenue streams. Ideal for investors seeking stable income today with room to grow for the future.