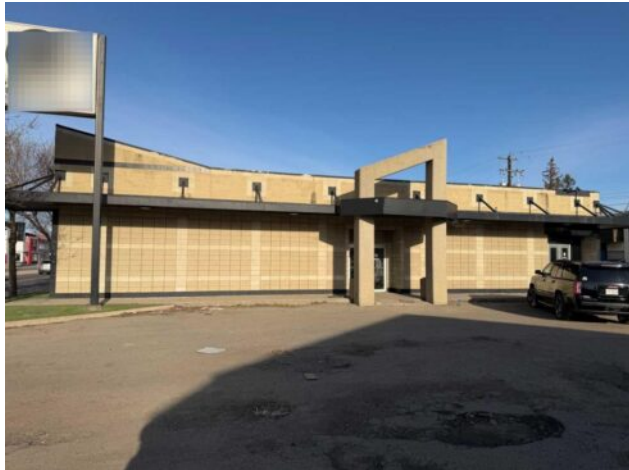


10508 100 Avenue  
Grande Prairie, Alberta

MLS # A2310616



**\$1,200,000**

Division: College Park

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 8,320 sq.ft.

Zoning: CA

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.19 Acre

Sewer: -

Lot Feat: -

Inclusions: NA

**COURT ORDERED SALE:** Unique commercial opportunity featuring an 8,320 square foot building with flexible zoning and layout, previously operated as a restaurant / bar and well suited for retail, food service, hospitality, or a variety of commercial uses. Prominently situated along a major arterial roadway, offering excellent visibility and traffic exposure. In close proximity to national anchors, including Tim Hortons, The Keg, KFC and two nearby hotels. The property also benefits from an adjacent parking lot providing 71 parking stalls - a rare and valuable amenity within the market.