



**10512 100 Avenue , Grande Prairie, Alberta - \$1,750,000**



Main Photo

## Property Description

This is a prime opportunity to acquire a versatile 8,500 SF building on a major arterial road. Featuring excellent access, high visibility, flexible zoning, and ample parking - including an adjacent lot with 71 spaces - this property is well situated for any type of business. Previously operating as a restaurant and bar, it is situated in a desirable location near popular spots like Tim Hortons, The Keg Steakhouse and Bar, and KFC, as well as two busy hotels. Additionally, it is just one block from Northwestern Polytechnic in the college park subdivision. Properties like this are rarely available, so act fast. Contact your commercial realtor today for more information or to schedule a viewing.

## REALTOR Referral



P:



REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

*Courtesy Of: Grassroots Realty Group Ltd.*



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