



COURT ORDERED SALE

Grande Prairie Building

WITH ADDITIONAL PARKING LOT

10508 - 100 AVE & 10501/05/07 - 101 AVE | GRANDE PRAIRIE, AB

FOR SALE



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAI EDMONTON.COM

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The information herein is not warranted by the Lender nor should any Purchaser rely solely on this information. Instead, each Purchaser is responsible to conduct its own prudent due diligence as this Court Ordered Sale is offered on an "As is and Where is" basis.




NAICommercial

The Opportunity

NAI Commercial Real Estate, have been retained by the Court of King's Bench of Alberta on an exclusive basis to arrange for the **Judicial sale of the retail/commercial building with additional parking lot located at 10508 - 100 Avenue and 10501/05/07 - 101 Avenue, Grande Prairie, AB.**

The Property is being offered with an **Asking Price of \$1,200,000.** The Opportunity can be acquired free and clear of any existing financing. Expressions of interest will be dealt with as received. For more information, please sign and return the Confidentiality Agreement ("CA") for a property disclosure package.

Property Highlights

-  **Unique Opportunity:** Flexible zoning and layout, previously used as a restaurant/bar, suitable for retail, food service, or other commercial uses
-  **Property Overview:** 8,320 sq.ft.± building
-  **Location:** Situated on a major arterial road with high visibility and traffic exposure, close to Tim Hortons, The Keg, KFC, and two hotels.
-  **Parking Advantage:** Includes an adjacent lot with 71 parking stalls, a rare and valuable feature in this market

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Additional Information

LEGAL DESCRIPTION **10508 - 100 Avenue Building:**
Plan 2032BQ, Block 8, Lots 3-5

10501/05/07 - 101 Avenue Parking Lot:
Plan 2032BQ, Block 8, Lots 22-24

NEIGHBOURHOOD College Park


SIZE **Building:** 8,320 sq.ft.±
Parking Lot: 17,564 sq.ft.±

LAND USE **Building:** CA Arterial Commercial
Parking Lot: RT Residential Transition

PROPERTY TAXES
(2025 estimate) **Building:** \$52,738.39
Parking Lot: \$6,811.42


SALE PRICE \$1,200,000



 65,848
DAYTIME POPULATION

 2.0%
ANNUAL GROWTH 2023 - 2033

 36,319 2,820
EMPLOYEES BUSINESSES

 \$1.99B
TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



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