

# \$27 - 11545 84 Avenue, Grande Prairie

MLS® #A2088136

**\$27**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Westpointe., Grande Prairie, Alberta

Unique opportunity to lease retail space in a mixed-use commercial building. Located in a high-traffic area, covering approximately 0.87 acres and zoned for various business types. Whether you're considering retail stores, cozy restaurants, or efficient office spaces, this versatile property with a new building is ready to bring your business vision to life. Positioned on a bustling street, the property ensures excellent visibility, making it an ideal spot for businesses to capture attention. With ample parking and easy access to major transportation routes, customers will easily find you. Your future business location is surrounded by popular shopping centers, public parks, and a diverse range of dining options, guaranteeing a steady flow of potential customers. The developer is ready to collaborate with you to create a space that fits your needs, whether you're envisioning a retail store, a modern office, or a gourmet eatery. As a bonus, this leasing opportunity includes a 60-90 day free fixture period to set up your space, along with 2 months of free base rent and a generous \$10 tenant improvement allowance. With its highly desirable location and flexible leasing options, this commercial space is an excellent investment opportunity for entrepreneurs and businesses looking to thrive in this community. Don't miss the chance to shape your business's future. Contact us today to learn more about this exceptional property - your dream business location is just a call away!



Built in 2025

Essential Information

MLS® #	A2088136
Price	\$27
Bathrooms	0.00
Acres	0.00
Year Built	2025
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	11545 84 Avenue
Subdivision	Westpointe.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 3B5

Additional Information

Date Listed	October 17th, 2023
Days on Market	617
Zoning	CL (Local Commercial)

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
----------------	---

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.