

# \$34 - 11601 101 Avenue, Grande Prairie

MLS® #A2220399

**\$34**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

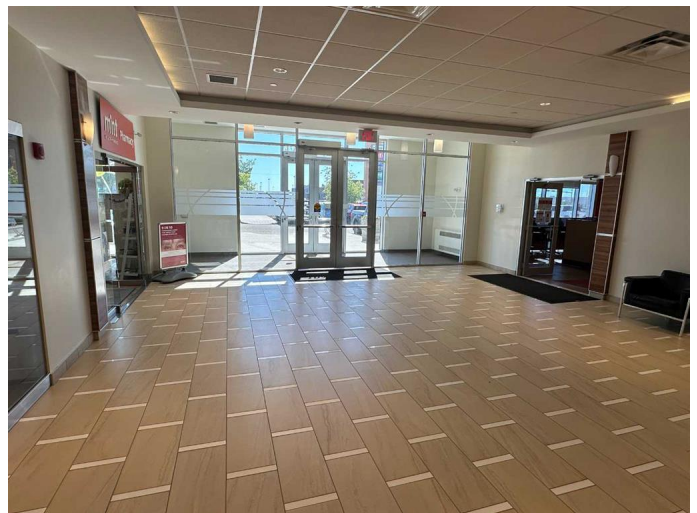
Westgate., Grande Prairie, Alberta

Prime 1,550 sq. ft. ground floor retail space located at the high-traffic corner of 100 Avenue (Highway 43) and 116 Street on Grande Prairie's growing west side. This exceptional location offers outstanding visibility and exposure, directly across from major anchors including Costco, Canadian Tire, McDonald's, the Delta Hotel, and more. The professionally managed building features ample on-site parking and a dedicated private entrance, making it an ideal space for businesses seeking both accessibility and a polished presence. Surrounded by medium- and high-density residential developments, this area benefits from steady foot and vehicle traffic throughout the day. Don't miss this opportunity to establish your business in one of the city's busiest and most recognizable commercial hubs. Contact your Commercial Realtor® today to arrange a viewing.

Built in 2014

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2220399   |
| Price      | \$34       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2014       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |



## Community Information

|             |                  |
|-------------|------------------|
| Address     | 11601 101 Avenue |
| Subdivision | Westgate.        |
| City        | Grande Prairie   |
| County      | Grande Prairie   |
| Province    | Alberta          |
| Postal Code | T8V 0Z1          |

## Additional Information

|                |                          |
|----------------|--------------------------|
| Date Listed    | July 17th, 2025          |
| Days on Market | 30                       |
| Zoning         | CA - Arterial Commercial |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.