

\$175,000 - 277, 11801 100 Street, Grande Prairie

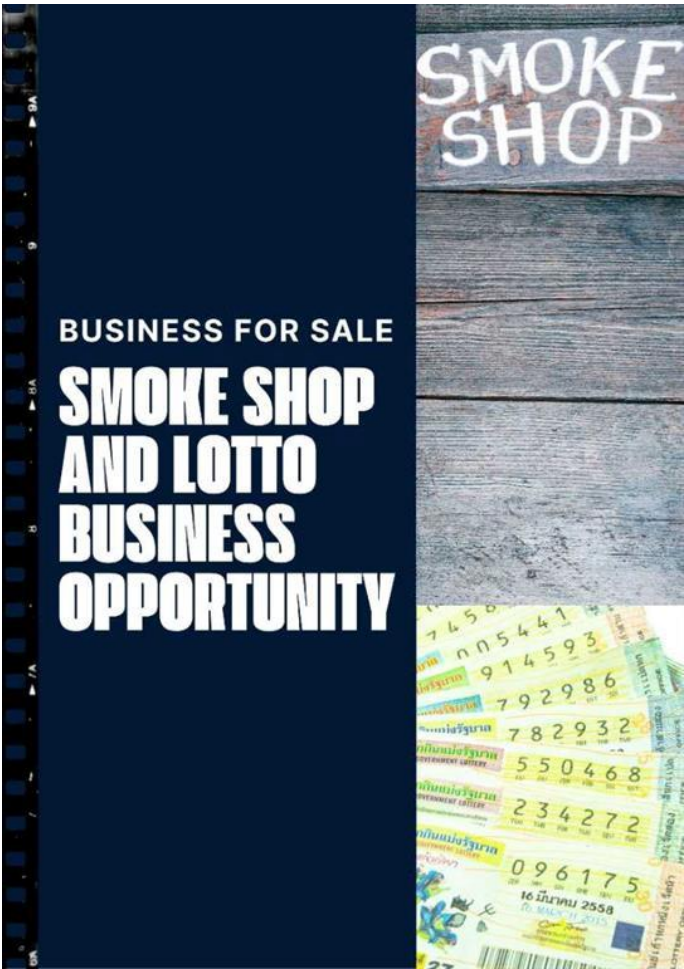
MLS® #A2244449

\$175,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, Grande Prairie, Alberta

An exceptional opportunity to own a well-established franchise gift and smoke shop with a lottery terminal, ideally located in high-traffic Mall, surrounded by other successful businesses. This store has been a staple in the community for over 30 years, with the current owners operating since 2019. Offering a wide variety of products, lottery sales, and strong customer loyalty, this business is perfectly positioned for continued success. The location benefits from excellent foot traffic, great visibility, and a prime mall location, making it an ideal family-run operation or investment for someone looking to step into a proven, profitable setup. Financial details (2023, 2024, and 2025 YTD profit and loss) will be provided to qualified buyers after signing an NDA. Don't miss this chance to acquire a turnkey operation with a strong foundation and long-standing reputation in a prime retail setting



Built in 1994

Essential Information

MLS® #	A2244449
Price	\$175,000
Bathrooms	0.00
Acres	0.00
Year Built	1994
Type	Commercial
Sub-Type	Retail

Status	Active
--------	--------

Community Information

Address	277, 11801 100 Street
Subdivision	NONE
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V3Y2

Additional Information

Date Listed	July 29th, 2025
Days on Market	57

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.