

# \$3,400,000 - 300, 305, 312, 301 Shoppers Pk Mall, Grande Cache

MLS® #A2245787

**\$3,400,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Grande Cache, Alberta

FOR SALE: Shoppers Park Mall â€” Fully  
Leased Retail Asset Anchored by Clasik Home  
Hardware

List Price: \$3,500,000

Address: 300, 305 & 312 Shoppers Park Mall,  
Grande Cache, Alberta

Now fully occupied by Clasik Home Hardware, this enclosed retail centre offers a rare opportunity to acquire a stabilized, income-producing commercial investment in the heart of Grande Cacheâ€™s main commercial corridor. With approximately 20,992 square feet of main floor retail space and an additional 2,229 square feet of finished mezzanine office space, the property provides functionality, excellent visibility, and long-term income security. The building sits on an approximately 27,903 square foot site and is zoned C1 (Commercial Town Centre), allowing for a wide range of permitted uses.

The property underwent a substantial renovation and expansion in 2013/2014, with a major roof upgrade completed in 2019/2020 at a cost of \$210,000. The asset is in good overall condition, with an effective age of approximately 15 years and an estimated remaining economic life of 35 to 40 years. Clasik Home Hardware occupies 100% of the space under a triple net lease, covering all operating costs including taxes, insurance,



and maintenance. The current net operating income is estimated at \$285,613, which reflects a cap rate of approximately 8.16% based on the asking price.

Located in the high-traffic Pine Plaza area, the property benefits from direct access to Highway 40 and is surrounded by other retail, hotel, and service-oriented developments. The adjacent parking lot is owned by the municipality, providing convenience to customers without additional maintenance obligations for the owner.

This is an excellent opportunity for investors seeking a fully leased, low-maintenance retail asset with a strong national tenant and reliable cash flow in a stable Alberta market.

Built in 1969

**Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | A2245787    |
| Price      | \$3,400,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1969        |
| Type       | Commercial  |
| Sub-Type   | Retail      |
| Status     | Active      |

**Community Information**

|             |                                     |
|-------------|-------------------------------------|
| Address     | 300, 305, 312, 301 Shoppers Pk Mall |
| Subdivision | NONE                                |
| City        | Grande Cache                        |
| County      | Greenview No. 16, M.D. of           |
| Province    | Alberta                             |
| Postal Code | T0E 0A6                             |

**Additional Information**

|             |                   |
|-------------|-------------------|
| Date Listed | August 11th, 2025 |
|-------------|-------------------|

|                |    |
|----------------|----|
| Days on Market | 81 |
| Zoning         | C1 |

## **Listing Details**

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

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.