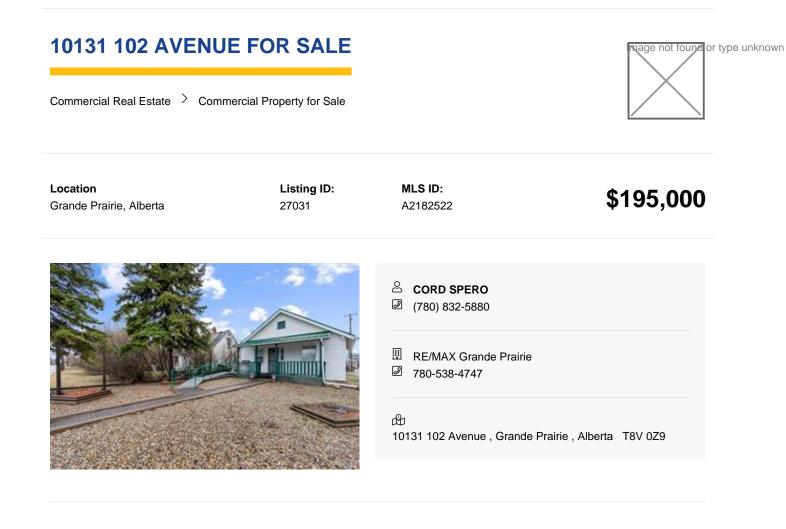


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Transaction Type	Days On Market	Zoning
For Sale	240	CC
Subdivision	Year Built	Structure Type
Central Business District	1940	Mixed Use
Property Type	Property Sub Type	Legal Plan
Commercial	Mixed Use	1410AC
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Lot Size (Sq. Ft.)
778.00	72.28	4025
Lot Size (Acres)	Inclusions	Restrictions
0.09 Reports	n/a	None Known

None

Discover a rare opportunity in the heart of Grande Prairie—a 778-square-foot mixed-use commercial property perfectly positioned on 102 Avenue between Tim Horton's and Muskoseepi Park. This versatile property offers commercial upgrades, ample rear parking with alley access, and abundant street parking for clients. Wheelchair access at the front welcomes visitors into a functional main floor, making it an ideal choice for a small business/retail/message with the opportunity to have living quarters at the rear of the building. For more details or to arrange a viewing, contact your local Commercial Realtor®.

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