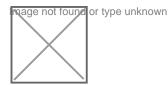


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

10001 - 10009 104 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationGrande Prairie, Alberta

Listing ID: 27216

MLS ID:

A2185814

\$644,900



△ JOSH DESGAGNE

(780) 518-7428

■ Grassroots Realty Group Ltd.

J 1-833-477-6687

rΩ

10001 - 10009 104 Avenue, Grande Prairie, Alberta T8V1E5

Transaction Type

For Sale

Subdivision

Avondale

Property Type Commercial

Building Area (Sq. Ft.)

1147.00

Lot Size (Acres)

0.45

Reports

Other Documents

Days On Market

174

Year Built

1969

Property Sub Type

Mixed Use

Building Area (Sq. M.)

106.56

Inclusions

Basement Shower/Jacuzzi

Zoning

CC

Structure Type

Mixed Use

Legal Plan

1410AC

Lot Size (Sq. Ft.)

19602

Restrictions

None Known

INCREDIBLE OPPORTUNITY TO OWN A PIECE OF DOWNTOWN GRANDE PRAIRIE! With unbeatable exposure situated right off of 100th Street, this package includes a 1,147sq.ft mixed-use building + full basement with potential for healthy monthly rental income + 5 CITY LOTS totaling 0.45 Acres and flexibly zoned CC (Central Commercial) to allow for a multitude of future use cases (Retail, Office, Restaurant, Apartment, School, Child Care, Recreation, Health Facility, Care Facility, Residential Transition, Residential Multi-Family, etc - Inquire for full list). The current building spans across 3 of the lots and can be utilized for almost any industry (office, massage, family doctor, therapy, etc.), with several rooms on 2 levels that can be used in one operation or rented out to different tenants. Main property also features plenty of parking with potential to add more on the 2 additional lots. With separate titles, this property can be purchased as a full 5 lot w/ building package for \$644,900 or just 2 vacant lots for \$199,900 (A2185819), ALSO AVAILABLE FOR LEASE (A2185820), call your REALTOR® of choice and book your tour today!

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9[™] MLS® System. Pillar 9[™] is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9[™]. 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.