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## 10001 - 10009 104 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Grande Prairie, Alberta



**Listing ID:**  
27216


**MLS ID:**  
A2185814

**\$644,900**



 **JOSH DESGAGNE**  
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 Grassroots Realty Group Ltd.  
 1-833-477-6687

 10001 - 10009 104 Avenue , Grande Prairie , Alberta T8V1E5

**Transaction Type**

For Sale

**Days On Market**

174

**Zoning**

CC

**Subdivision**

Avondale

**Year Built**

1969

**Structure Type**

Mixed Use

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

1410AC

**Building Area (Sq. Ft.)**

1147.00

**Building Area (Sq. M.)**

106.56

**Lot Size (Sq. Ft.)**

19602

**Lot Size (Acres)**

0.45

**Inclusions**

Basement Shower/Jacuzzi

**Restrictions**

None Known

**Reports**

Other Documents

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!

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