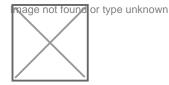


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10024 100 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationGrande Prairie, Alberta

Listing ID: 27543

MLS ID: A2015745

\$399,000



 $\stackrel{\circ}{-}$ DORIANNE MARK

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10024 100 Avenue, Grande Prairie, Alberta T8V0V3

Transaction TypeDays On MarketZoningFor Sale867CC

SubdivisionBuilding TypeYear BuiltCentral Business DistrictCommercial Mix,Office Building,Retail1928

Structure TypeProperty TypeProperty Sub TypeRetailCommercialRetail

Legal PlanBuilding Area (Sq. Ft.)Building Area (Sq. M.)1410AC3978.00369.57

Lot Size (Sq. Ft.)Lot Size (Acres)Construction Type42820.10Aluminum Siding ,Brick

Access to Property

RoofHeatingBack Alley Access, Direct Access, MajorTar/GravelForced Air, Natural GasShopping Nearby, On Major Traffic

Route

InclusionsRestrictionsReportsNoneNone KnownNone

Price Drop on this Great Investment Opportunity in downtown Grande Prairie! This fully leased out building is divided into two separate spaces (can easily be converted to one) and is occupied by 2 separate tenants. Unit A is approximately 1440 sqft with an additional 550 sqft mezzanine. Unit B is approximately 2100 sqft. Unit A is leased until March 2027 and Unit B is leased until December 2025

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