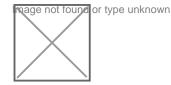


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10104 101 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationGrande Prairie, Alberta

Listing ID: 28289

MLS ID: A2147829

\$999,900



△ BROOKS HOFFOS

(780) 831-9499

RE/MAX Grande Prairie

2 780-538-4747

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10104 101 Avenue, Grande Prairie, Alberta T8V 0Y3

Transaction Type

For Sale

Days On Market

317

Zoning CC

Subdivision

Property Type

Commercial

Central Business District

Year Built

1960

Structure Type

Property Sub Type

Legal Plan

Mixed Use

Mixed Use

1410AC

Building Area (Sq. Ft.)

20909.00

Building Area (Sq. M.)

1942.49

Inclusions

N/A

Restrictions None Known Reports None

Generational Opportunity to Acquire a revenue generating property in the Downtown Core!! This mixed-use building offers three floors of space totaling 20,909 sq.ft. A rare feature is the adjacent parking lot which features 24+ parking stalls. The property has underwent many recent upgrades with 80%+ of the building having new flooring, paint, lighting, finishings. A wide ranging tenant mix offers a solid return on investment and vacant spaces could also allow for a portion of the building to be used for owner-occupancy. The surrounding infrastructure has already been upgraded through the city of Grande Prairie downtown rehabilitation project so no further interruptions should be expected. New developments in the area include a 4-storey & 12-storey mixed use commercial/residential buildings. Potential N.O.I. can exceed \$225,000/year. Call a Commercial Realtor today to obtain more information and to arrange a viewing.

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