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10104 101 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Grande Prairie, Alberta



Listing ID:
28289


MLS ID:
A2147829

\$999,900



 **BROOKS HOFFOS**
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 RE/MAX Grande Prairie
 780-538-4747

 10104 101 Avenue , Grande Prairie , Alberta T8V 0Y3

Transaction Type For Sale	Days On Market 317	Zoning CC
Subdivision Central Business District	Year Built 1960	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan 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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