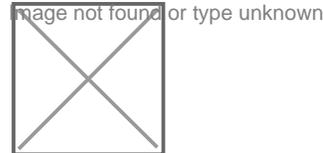


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

10012 100 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Grande Prairie, Alberta

Listing ID:
28463

MLS ID:
A2157306

\$749,000



 **CORD SPERO**
 (780) 832-5880

 RE/MAX Grande Prairie
 780-538-4747

 10012 100 Avenue , Grande Prairie , Alberta T8V 0V3

Transaction Type For Sale	Days On Market 629	Zoning CC
Subdivision Central Business District	Year Built 1956	Structure Type Retail
Property Type Commercial	Property Sub Type Retail	Legal Plan 1410AC
Building Area (Sq. Ft.) 13650.00	Building Area (Sq. M.) 1268.12	Lot Size (Sq. Ft.) 15311
Lot Size (Acres) 0.35	Heating Forced Air	Inclusions n/a
Restrictions None Known	Reports None	

Introducing a gem of a property nestled in the heart of downtown Grande Prairie. With a sprawling 13,650 square feet of versatile space on the main floor, this iconic property is ideal for anyone looking for a large footprint that won't break the bank. This well-maintained building received a modern upgrade in 2010, featuring new windows that enhance both aesthetics and energy efficiency. Whether you're an established enterprise looking to expand or a newcomer seeking a high-visibility location, this building is poised to bring your vision to life. Beyond the impressive square footage, the property offers a substantial basement area with ample storage, rooftop air conditioning, and the potential for a new owner to potentially demise the building into as many as 6 individual units. Boasting modern amenities, ample parking, and a strategic location in the city of Grande Prairie. This property is tailor-made for any retail, office, or restaurant setting offering maximum visibility and solid foot traffic. The property is also available for lease MLS A2158828. To book a showing or request more information, please contact your local Commercial Realtor®.

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