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## 10012 100 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Grande Prairie, Alberta



**Listing ID:**  
28463


**MLS ID:**  
A2157306

**\$999,000**



 **CORD SPERO**  
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 RE/MAX Grande Prairie  
 780-538-4747

 10012 100 Avenue , Grande Prairie , Alberta T8V 0V3

|   |  |                                    |
|---|--|------------------------------------|
| <b>Transaction Type</b><br>For Sale             | <b>Days On Market</b><br>376             | <b>Zoning</b><br>CC                |
| <b>Subdivision</b><br>Central Business District | <b>Year Built</b><br>1956                | <b>Structure Type</b><br>Retail    |
| <b>Property Type</b><br>Commercial              | <b>Property Sub Type</b><br>Retail       | <b>Legal Plan</b><br>1410AC        |
| <b>Building Area (Sq. Ft.)</b><br>13650.00      | <b>Building Area (Sq. M.)</b><br>1268.12 | <b>Lot Size (Sq. Ft.)</b><br>15311 |
| <b>Lot Size (Acres)</b><br>0.35                 | <b>Heating</b><br>Forced Air             | <b>Inclusions</b><br>n/a           |
| <b>Restrictions</b><br>None Known               | <b>Reports</b><br>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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