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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> For Sale	<b>Days On Market</b> 518	<b>Zoning</b> CC
<b>Subdivision</b> Central Business District	<b>Year Built</b> 1956	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 1410AC
<b>Building Area (Sq. Ft.)</b> 13650.00	<b>Building Area (Sq. M.)</b> 1268.12	<b>Lot Size (Sq. Ft.)</b> 15311
<b>Lot Size (Acres)</b> 0.35	<b>Heating</b> Forced Air	<b>Inclusions</b> n/a
<b>Restrictions</b> None Known	<b>Reports</b> 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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