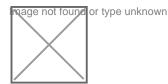


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **10012 100 AVENUE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Grande Prairie, Alberta

Listing ID: 28463

MLS ID: A2157306 \$999,000



 $\stackrel{\circ}{-}$  CORD SPERO

**(780)** 832-5880

■ RE/MAX Grande Prairie

**2** 780-538-4747

rΩ

10012 100 Avenue, Grande Prairie, Alberta T8V 0V3

**Transaction Type** 

For Sale

**Days On Market** 

457

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 wellmaintained 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®.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.