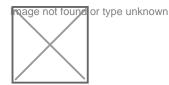


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10012 100 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationGrande Prairie, Alberta

Listing ID: 28463

MLS ID: A2157306

\$999,000



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(780) 832-5880

□ RE/MAX Grande Prairie

2 780-538-4747

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10012 100 Avenue, Grande Prairie, Alberta T8V 0V3

Transaction Type

For Sale

Days On Market

376

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 Reports None Known 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®.

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