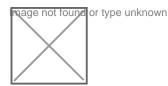


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9934 100 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Grande Prairie, Alberta

Listing ID:

29024

MLS ID:

A2180129

\$995,000



- **△** WALKER COTE
- **2** (780) 837-1730
- **2** 780-532-7701

r<u>M</u>1

9934 100 Avenue, Grande Prairie, Alberta T8V 0T9

Transaction Type

For Sale

Days On Market

281

Zoning

CC

Subdivision

Central Business District

Year Built

1963

Structure Type

Retail

Property Type

Commercial

Property Sub Type

Retail

Legal Plan 1476BV

Building Area (Sq. Ft.)

10855.00

Building Area (Sq. M.)

1008.45

Lot Size (Sq. Ft.)

5886

Block

Lot Size (Acres)

0.14

Heating

Natural Gas

Construction Type

Concrete

Foundation

Access to Property

Back Alley Access, On Major Traffic

Route

Inclusions

n/a

RestrictionsNone Known

Reports
Aerial Photos

PRIME DOWNTOWN OPPORTUNITY—own a piece of Grande Prairie's history! Located in the heart of our city and situated at one of Grande Prairie's busiest intersections, this property offers unbeatable visibility and maximum exposure for any business. Designed with versatility in mind, the space includes an open reception area, 2-3 large private offices, expansive workspaces, a staff room, and two 2-piece bathrooms. With both front and rear access, it's a perfect fit for established businesses looking to expand or for those starting a new venture. The property features 5,493 sq. ft. on the main floor and an additional 5,068 sq. ft. in an open-concept second level, reinforced by a heavy-duty concrete floor—offering the flexibility to suit a wide range of business needs. This well-maintained building is solid structurally, and has seen numerous updates over the years, including a new 'Torch On' roof and insulation, an \$80,000 investment that ensures longevity and efficiency. Don't miss this exceptional investment opportunity—contact your Commercial Realtor® to arrange a viewing today!

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