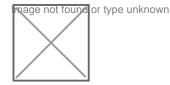


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

10901 100 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationGrande Prairie, Alberta

Listing ID: 30683

MLS ID: A2223311 \$878,000



AMANDA HENTGES

(780) 539-7131

CommVest Realty Ltd.

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10901 100 Street , Grande Prairie , Alberta T8V 2M9

Transaction Type

For Sale

Title

Office

Days On Market

70

Zoning

CA

Subdivision VLA Montrose

Fee Simple

Building Type
Office Building

Year Built

1980

Structure Type

Property Type Commercial

Property Sub Type

Office

Legal Plan 7920394 Building Area (Sq. Ft.)

6855.00

Building Area (Sq. M.)

636.85

Inclusions

N/A

Restrictions
None Known

Reports

Floor Plans

FOR SALE: 100% Occupied Prime Office/Retail Building. Welcome to a high-visibility, fully leased commercial investment opportunity situated on the prominent corner of 100 Street and 109 Avenue, with excellent exposure just off 100 Street. This 6,855 sq. ft. two-storey office/retail building sits on 0.24 acres and features a durable red steel frame and concrete second floor—ideal for soundproofing and long-term structural integrity. Property Highlights: 100% Occupied: Six Units, five tenants under net leases provide stable income. 8.82% cap rate based on 2025 annual projected Base Rent and increasing to 9% in 2026. Professional Upgrades: Refreshed common areas and updated washrooms Renovated stairwell with new vinyl treads, LED lighting, and fresh paint Main floor fully updated with carpet tile flooring and modern finishes Solid Investment: Net leases in place with reliable tenancy Prime Corner Location: High foot and vehicle traffic in a desirable commercial corridor Please note: To respect tenant privacy, photos were taken prior to occupancy. This is a turn-key investment opportunity in a well-maintained, income-generating asset. Contact your commercial REALTOR® today to arrange a private tour.

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