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## 10901 100 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Grande Prairie, Alberta



**Listing ID:**  
30683


**MLS ID:**  
A2223311

**\$878,000**



 **AMANDA HENTGES**  
 (780) 539-7131

 **CommVest Realty Ltd.**  
 780-539-7131

  
10901 100 Street , Grande Prairie , Alberta T8V 2M9

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 70
<b>Zoning</b> CA	<b>Subdivision</b> VLA Montrose	<b>Building Type</b> Office Building
<b>Year Built</b> 1980	<b>Structure Type</b> Office	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Office	<b>Legal Plan</b> 7920394	<b>Building Area (Sq. Ft.)</b> 6855.00
<b>Building Area (Sq. M.)</b> 636.85	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> 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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