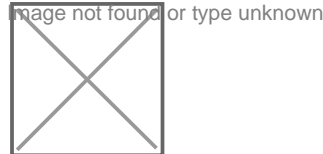


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

9931 100 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale




Location
Grande Prairie, Alberta



Listing ID:
30920


MLS ID:
A2229361

\$460,000



 **BEVERLY GREENTREE**
 (780) 228-1075

 eXp Realty
 403-262-7653

 9931 100 Avenue , Grande Prairie , Alberta T8V0V1

Transaction Type For Sale	Days On Market 43	Zoning CC
Subdivision Central Business District	Building Type Commercial Mix,Office Building,Retail,Street Level Storefront	Year Built 1954
Structure Type Low Rise (2-4 stories)	Property Type Commercial	Property Sub Type Retail
Legal Plan 1863B	Building Area (Sq. Ft.) 3600.00	Building Area (Sq. M.) 334.45
Lot Size (Sq. Ft.) 4025	Lot Size (Acres) 0.09	Inclusions N/A
Restrictions None Known	Reports Appraisal,Leases,Property Inspection	

BRAND NEW ROOF with 15 yr warranty! Beautifully renovated 3600 sf downtown. 3 unit building priced well below appraised value. This is the ideal opportunity to own a beautiful piece of Downtown and offset your expenses with the revenue from TWO existing leases. The upper floor unit is yours to occupy, lease out or perhaps even split into additional rental spaces for increased revenue. This well maintained, professionally updated building has had numerous upgrades including a just completed new roof and features the rare & coveted amenity of 4 paved parking spaces at the rear of the building. Don't miss this opportunity to add to your investment portfolio or enter into commercial real estate ownership at an affordable price. 2023 appraisal & property inspection on file.

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