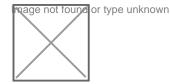


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

9801 97 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationGrande Prairie, Alberta

Listing ID: 31812

MLS ID: A2249826

\$549,900



△ JOHN MACLENNAN

2 (780) 876-4129

RE/MAX Grande Prairie

2 780-538-4747

rM1

9801 97 Avenue, Grande Prairie, Alberta T8V0M9

Transaction Type

For Sale

Days On Market

126

Zoning CC

Subdivision

Structure Type

Central Business District

Building Type

Commercial Mix, Mixed Use, Office

Building, See Remarks

Year Built 1958

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

Mixed Use

1836BP

Building Area (Sq. Ft.)

4059.00

Building Area (Sq. M.)

377.09

Lot Size (Sq. Ft.)

8052

Lot Size (Acres)

0.18

Commercial Amenities

Boardroom, Parking-Extra, See Remarks

Inclusions

refrigerator, window coverings, entrance

lift

Restrictions

None Known

Reports

Aerial Photos, Floor Plans

You're immersed in due diligence about the Grande Prairie and region economy. Gained insight with resources from the City's 'Invest Grande Prairie' and the County of Grande Prairie's 'Engage' web sites. These positive outlooks have created your inflection point to get started or perhaps expand your business' goods and services offerings - and you just need a location. Here it is and not only that, it's an affordable turnkey building. If new to Grande Prairie and looking at business expenses plus purchasing a home, no need for a coin toss. An upstairs apartment keeps a roof over your head while the business hums along and when it's time, then the home purchase. Grande Prairie 'median' home price is around \$400,000, below locales such as Edmonton, Calgary and Lethbridge. Square footage? Plenty at about 4,000+ square feet over a footprint about 25'X115'. Parking? More than enough on an 8,000 square foot lot. Adjacent vacant gravel 33'X122' lot available if needed for more parking, add-ons. If simply adding a building to your real estate holdings but not sure of a suitable tenant, ask your REALTOR® for the included Mixed Use business brainstorming supplement. Some ideas: health and professional services, daycare/educational uses, creative studios, specialty retail or a café/boutique. The layout supports both client-facing and collaborative operations, with the residential space offering live-work convenience. Central Commercial District zoning and Downtown Enhancement Plan supplements attached for more ideas plus validation of the City's commitment to this vital area. also please see: https://cityofgp.com/economic-development https://engagecountygp.ca/

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.