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9801 97 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Grande Prairie, Alberta



Listing ID:
31812


MLS ID:
A2249826

\$549,900



 **JOHN MACLENNAN**
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Transaction Type For Sale	Days On Market 294	Zoning CC
Subdivision Central Business District	Building Type Commercial Mix,Mixed Use,Office Building,See Remarks	Year Built 1958
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 1836BP	Building Area (Sq. Ft.) 4259.00	Building Area (Sq. M.) 395.67
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

This is a premier "turnkey" acquisition opportunity in the heart of downtown Grande Prairie. The current owner is prepared to offer a 12-month leaseback on the main floor (or a negotiated portion of the building), providing the purchaser with guaranteed Day 1 income. This unique arrangement mitigates vacancy risk and provides immediate debt-service coverage while the new owner stabilizes the asset or plans a long-term leasing strategy. Asset Performance & Value-Add Potential The building comprises ± 4,259 sq. ft. of versatile space across two levels, offering a low-barrier entry into the downtown core with high revenue potential: Dual-Tenancy Model: Architecturally suited for a main-floor commercial tenant and an independent upper-level professional office or residential live/work suite. Yield Projection: Based on current Central Commercial (CC) zoning trends, the property offers a conceptual gross income range of \$43,000 – \$70,000+ annually (depending on configuration and market verification). Accessibility Advantage: The main floor is fully wheelchair accessible, targeting a high-demand, underserved niche for medical, legal, and government-agency tenancies. Strategic Capital Improvements Minimize near-term CAPEX and maximize ROI with recent high-value upgrades: New Flat Roof (Recently installed) Modernized exterior siding and professional entrance Contemporary interior presentation aligned with neighboring modern developments Site Flexibility & Future Upside On-Site Parking: Situated on an 8,000 sq. ft. lot, providing the essential parking required for professional service firms. Strategic Acquisition: An adjacent 33' x 122' lot is available for separate purchase, offering a rare "land-bank" opportunity for building expansion, additional parking, or a phased multi-use redevelopment. Property Specifications Total Building Size: ± 4,259 Sq. Ft. Lot Size: 8,000 Sq. Ft. (Plus adjacent lot option) Zoning: CC (Central Commercial) – supports professional, health, and educational uses. Location: Prime Downtown core with high visibility and established foot traffic. Ideal for owner-users seeking to build equity or investors looking for a value-add asset with immediate stability. Additional information and the "Mixed-Use Business Supplement" are available upon request through your Commercial REALTOR®.

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