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## 10001 104 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Grande Prairie, Alberta

Listing ID: 32014

MLS ID: A2255100 \$435,000



 $\stackrel{\circ}{\simeq}$  JOSH DESGAGNE

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Grassroots Realty Group Ltd.

**1-833-477-6687** 

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10001 104 Avenue, Grande Prairie, Alberta T8V1E5

**Transaction Type** 

For Sale

**Days On Market** 

84

**Zoning** CC

Subdivision

Avondale

Year Built

1969

Structure Type

Mixed Use

Property Type

Commercial

**Property Sub Type** 

Mixed Use

Legal Plan 1410AC

Building Area (Sq. Ft.)

1147.00

Building Area (Sq. M.)

106.56

Inclusions

N/A

**Restrictions**None Known

Reports Title

INCREDIBLE OPPORTUNITY TO OWN A PIECE OF DOWNTOWN GRANDE PRAIRIE! With unbeatable exposure situated right off of 100th Street, this 1,147sq.ft building is situated across 3 City Lots zoned totalling 0.27 Acres and zoned CC (Central Commercial) to allow for a multitude of future use cases (Retail, Office, Restaurant, Apartment, School, Child Care, Recreation, Health Facility, Care Facility, Residential Transition, Residential Multi-Family, etc - Inquire for full list). The building can be utilized for almost any industry (office, massage, family doctor, therapy, etc.), with several rooms on 2 levels that can be used in one operation or rented out to different tenants and also features plenty of parking. Don't miss your chance to be a part of our downtown core, contact your REALTOR® of choice and book your tour today!

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