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10001 - 10009 104 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Grande Prairie, Alberta



Listing ID:
32015


MLS ID:
A2255101

\$639,900



 **JOSH DESGAGNE**
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 Grassroots Realty Group Ltd.
 1-833-477-6687

 10001 - 10009 104 Avenue , Grande Prairie , Alberta T8V1E5

Transaction Type

For Sale

Days On Market

22

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

Lot Size (Sq. Ft.)

19602

Lot Size (Acres)

0.45

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 package includes a 1,147sq.ft mixed-use building + full basement with potential for healthy monthly rental income + 5 CITY LOTS totaling 0.45 Acres and flexibly 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 current building spans across 3 of the lots and 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. Main property also features plenty of parking with potential to add more on the 2 additional lots. With separate titles, this property can be purchased as a full 5 lot w/ building package for \$639,900, 3 lots + building for \$440,000 or just 2 vacant lots for \$199,900, call your REALTOR® of choice and book your tour today!

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