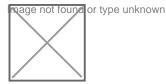




The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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



<sup>△</sup> JOSH DESGAGNE

**(780)** 518-7428

1-833-477-6687

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10001 - 10009 104 Avenue , Grande Prairie , Alberta T8V1E5

**Transaction Type** 

For Sale

Subdivision

Avondale

**Property Type** 

Commercial

Building Area (Sq. Ft.)

1147.00

Lot Size (Acres)

0.45

Reports

Title

Days On Market

22

Year Built

1969

**Property Sub Type** 

Mixed Use

Building Area (Sq. M.)

106.56

Inclusions

N/A

**Zoning** CC

Structure Type

Mixed Use

Legal Plan

1410AC

Lot Size (Sq. Ft.)

19602

Restrictions

None Known

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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