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10024 100 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Grande Prairie, Alberta

Listing ID:
32036

MLS ID:
A2255548

\$399,900



 **DORIANNE MARK**
 (780) 518-2907

 **RE/MAX Grande Prairie**
 780-538-4747

 10024 100 Avenue , Grande Prairie , Alberta T8V0V3

| | | |
|---------------------------|---------------------------------------|--|
| Transaction Type | Days On Market | Zoning |
| For Sale | 124 | CC |
| Subdivision | Building Type | Year Built |
| Central Business District | Commercial Mix,Office Building,Retail | 1928 |
| Structure Type | Property Type | Property Sub Type |
| Retail | Commercial | Retail |
| Legal Plan | Building Area (Sq. Ft.) | Building Area (Sq. M.) |
| 1410AC | 3978.00 | 369.57 |
| Lot Size (Sq. Ft.) | Lot Size (Acres) | Construction Type |
| 4282 | 0.10 | Aluminum Siding ,Brick |
| Roof | Heating | Access to Property |
| Tar/Gravel | Forced Air,Natural Gas | Back Alley Access,Direct Access,Major Shopping Nearby,On Major Traffic Route |
| Inclusions | Restrictions | Reports |
| N/A | None Known | Floor Plans |

Outstanding visibility, character-rich finishes, and strong investment potential — this downtown Grande Prairie commercial property checks all the boxes. Situated directly on Main Street, this high-traffic location features two fully leased retail units with strong street presence and tenants in place. Unit A: Approx. 1,440 sq ft main + 550 sq ft mezzanine (leased until March 2027) Unit B: Approx. 2,100 sq ft with original exposed brick feature wall and large front windows (leased until December 2025). Excellent visibility and signage potential on Grande Prairie's busiest street. Heritage charm meets modern retail functionality. Flexible layout - easily converted into one large space or kept separate for multiple tenants. Whether you're looking for a turnkey investment with stable income or a strategic location for your own business, this property delivers.

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