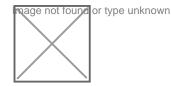


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10024 100 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationGrande Prairie, Alberta

Listing ID: 32036

MLS ID: A2255548 \$399,900



 $\stackrel{\circ}{-}$ DORIANNE MARK

(780) 518-2907

RE/MAX Grande Prairie

2 780-538-4747

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10024 100 Avenue, Grande Prairie, Alberta T8V0V3

Transaction TypeDays On MarketZoningFor Sale61CC

SubdivisionBuilding TypeYear BuiltCentral Business DistrictCommercial Mix,Office Building,Retail1928

Structure Type Property Type Property Sub Type

Retail Commercial Retail

Legal PlanBuilding Area (Sq. Ft.)Building Area (Sq. M.)1410AC3978.00369.57

Lot Size (Sq. Ft.)Lot Size (Acres)Construction Type42820.10Aluminum Siding ,Brick

Access to Property

Roof Heating Back Alley Access, Direct Access, Major

Tar/Gravel Forced Air, Natural Gas Shopping Nearby, On Major Traffic

Route

InclusionsRestrictionsReportsN/ANone KnownFloor 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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