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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**
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 10024 100 Avenue , Grande Prairie , Alberta T8V0V3

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