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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

For Sale

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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