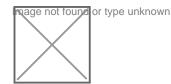


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 10124 100 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Grande Prairie, Alberta

Listing ID: 32122

MLS ID: A2255301

\$975,000



<sup>△</sup> TIM BLAKE

**2** (780) 897-8847

RE/MAX Grande Prairie

**2** 780-538-4747

r<u>P</u>ri

10124 100 Avenue , Grande Prairie , Alberta T8V0V5

**Transaction Type** 

For Sale

**Days On Market** 

**Zoning** CC

Central Business District

Year Built 1946 Structure Type

Property Type

Commercial

Subdivision

**Property Sub Type** 

Mixed Use

Legal Plan 1410AC

Mixed Use

**Building Area (Sq. Ft.)** 

10342.00

Building Area (Sq. M.) Heating

960.80

Boiler, Natural Gas

Inclusions

7 fridges and 7 stoves, coin operated

washer and dryer

Restrictions
None Known

Reports None

INVESTMENT OPPURTUNITY FULLY OCCUPIED Mixed use building features 2 commercial units and 7 residential apartments in the heart of downtown Grande Prairie. Commercial tenants are very long term and residential units always in high demand giving you long term reliable cashflow. Tenant parking located behind the building . Also has coin operated laundry for additional income. Priced to sell at an attractive 8% Cap rate

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