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## 10124 100 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Grande Prairie, Alberta

**Listing ID:**  
32122

**MLS ID:**  
A2255301

**\$925,000**



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

  
10124 100 Avenue , Grande Prairie , Alberta T8V0V5

|   |   |                                      |
|---|---|--------------------------------------|
| <b>Transaction Type</b><br>For Sale   | <b>Days On Market</b><br>169            | <b>Zoning</b><br>CC                  |
| <b>Subdivision</b><br>Central Business District                             | <b>Year Built</b><br>1946               | <b>Structure Type</b><br>Mixed Use   |
| <b>Property Type</b><br>Commercial  | <b>Property Sub Type</b><br>Mixed Use   | <b>Legal Plan</b><br>1410AC          |
| <b>Building Area (Sq. Ft.)</b><br>10342.00                                  | <b>Building Area (Sq. M.)</b><br>960.80 | <b>Heating</b><br>Boiler,Natural Gas |
| <b>Inclusions</b><br>7 fridges and 7 stoves, coin operated washer and dryer | <b>Restrictions</b><br>None Known       | <b>Reports</b><br>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 8.5% Cap rate!

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