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9934 100 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Grande Prairie, Alberta



Listing ID:
32411


MLS ID:
A2261736

\$895,000



 **WALKER COTE**
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 Sutton Group Grande Prairie Professionals
 780-532-7701

 9934 100 Avenue , Grande Prairie , Alberta T8V 0T9

Transaction Type For Sale	Days On Market 103	Zoning CC
Subdivision Central Business District	Year Built 1963	Structure Type Retail
Property Type Commercial	Property Sub Type Retail	Legal Plan 1476BV
Building Area (Sq. Ft.) 10855.00	Building Area (Sq. M.) 1008.45	Lot Size (Sq. Ft.) 5886
Lot Size (Acres) 0.14	Construction Type Concrete	Foundation Block
Heating Natural Gas	Access to Property Back Alley Access,On Major Traffic Route	Inclusions n/a
Restrictions None Known	Reports Aerial Photos	

PRIME DOWNTOWN OPPORTUNITY—own a piece of Grande Prairie's history! Located in the heart of our city and situated at one of Grande Prairie's busiest intersections, this property offers unbeatable visibility and maximum exposure for any business. Designed with versatility in mind, the space includes an open reception area, 2-3 large private offices, expansive workspaces, a staff room, and two 2-piece bathrooms. With both front and rear access, it's a perfect fit for established businesses looking to expand or for those starting a new venture. The property features 5,493 sq. ft. on the main floor and an additional 5,068 sq. ft. in an open-concept second level, reinforced by a heavy-duty concrete floor—offering the flexibility to suit a wide range of business needs. This well-maintained building is solid structurally, and has seen numerous updates over the years, including a new 'Torch On' roof and insulation, an \$80,000 investment that ensures longevity and efficiency. Don't miss this exceptional investment opportunity—contact your Commercial Realtor® to arrange a viewing today!

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