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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**
 (780) 837-1730

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

 **9934 100 Avenue , Grande Prairie , Alberta T8V 0T9**

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