

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.

## 10002 100 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale




**Location**  
La Glace, Alberta



**Listing ID:**  
32614

**MLS ID:**  
A2266059

**\$100,000**



 **KAT MACNAB**  
 (780) 512-3376

 Sutton Group Grande Prairie Professionals  
 780-532-7701

 10002 100 Avenue , La Glace , Alberta T0H 2J0

**Transaction Type**

For Sale

**Days On Market**

85

**Zoning**

GC

**Subdivision**

NONE

**Building Type**

See Remarks

**Year Built**

1978

**Structure Type**

Mixed Use

**Property Type**

Commercial

**Property Sub Type**

Retail

**Legal Plan**

7820457

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

3200.00

**Building Area (Sq. M.)**

297.29

**Lot Size (Sq. Ft.)**

8408

**Lot Size (Acres)**

0.19

**Roof**

Metal

**Foundation**

Poured Concrete

**Heating**

Boiler

**Inclusions**

Everything in the building

**Restrictions**

None Known

**Reports**

Title

This fully-equipped restaurant (or multi-use commercial space) is ready for its next owner — and the possibilities are endless. Located in the heart of La Glacé with fantastic exposure, this spacious property offers incredible potential for anyone looking to open a business or expand an existing one. Featuring warm wood accents, a charming and welcoming aesthetic, 3 bathrooms with multiple stalls, a bedroom, a flex space and ample storage, the layout lends itself to countless opportunities — from a restaurant or café to a retail shop, event space, bakery, catering hub, or even a community gathering spot. Located in the heart of oil country, this is a chance to own a commercial space in a region where opportunity still flows right alongside the industry. This property is being sold as is, where is because the boiler and hot water tank are currently non-functional, and the building will be winterized soon unless the next owner plans to take possession and proceed with upgrades. Whether you're dreaming big or building local roots, this space is a blank slate with major potential for the right visionary.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.