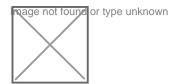


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 9731 100 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Grande Prairie, Alberta

Listing ID: 32771

MLS ID: A2243367 \$499,900



A MORGAN MACLEAN

**(780)** 518-1567

Grassroots Realty Group Ltd.

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r<u>M</u>1

9731 100 Avenue , Grande Prairie , Alberta T8V 0T5

Transaction Type Title Days On Market

23

For Sale Fee Simple

ZoningSubdivisionBuilding TypeCCCentral Business DistrictMixed Use

Year Built Structure Type Property Type
1952 Mixed Use Commercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Mixed Use 2301HW 1867.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

173.45 6099 0.14

Roof Cooling Heating

Asphalt Shingle Central Air Forced Air, Natural Gas

Access to Property

 Lot Features
 Front and Rear Drive access,Direct
 Inclusions

 Near Public Transit
 Access,Major Shopping Nearby,On
 N/A

ear Public Transit

Access,Major Shopping Nearby,On

Major Traffic Route,Visual Exposure

RestrictionsReportsNone KnownNone

The ultimate downtown location with a classy twist of fine finishings. Retail or office space with road frontage on 100th Ave! Extensive renovations completed inside and out. DOWNSTAIRS IS SUITED offering a live-in option or rent generation to offset the mortgage. Hand-scraped hardwood throughout with antique accents of wainscoting line this professional building. Fire rating between units, all new wiring and HVAC, separate zone furnaces. Main floor features a spacious front entrance ideal for reception, retail or showcase space, over-sized office or board room with granite wet bar, half bath and back entry. Showcase stair-well leads to the upper level hosting 3 generous offices, 1 complete with a granite wet bar and all upper offices offer a fascinating view of the downtown core. Downstairs offers a gorgeous 1 bedroom suite with kitchen, backsplash, bar seating, living room, laundry area and 4 pc ensuite. Massive street-side front patio and staff parking in the rear with electrical plugs. Showcase your business with flare in this high-traffic updated building. Existing month-to-month lease in place at \$3500/mo for main and upper levels. Call your Commercial Realtor® today

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