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9731 100 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Grande Prairie, Alberta



Listing ID:
32771

MLS ID:
A2243367

\$499,900



 **MORGAN MACLEAN**
 (780) 518-1567

 Grassroots Realty Group Ltd.
 1-833-477-6687

 9731 100 Avenue , Grande Prairie , Alberta T8V 0T5

Transaction Type For Sale	Title Fee Simple	Days On Market 85
Zoning CC	Subdivision Central Business District	Building Type Mixed Use
Year Built 1952	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 2301HW	Building Area (Sq. Ft.) 1867.00
Building Area (Sq. M.) 173.45	Lot Size (Sq. Ft.) 6099	Lot Size (Acres) 0.14
Roof Asphalt Shingle	Cooling Central Air	Heating Forced Air,Natural Gas
Lot Features Near Public Transit	Access to Property Front and Rear Drive access,Direct Access,Major Shopping Nearby,On Major Traffic Route,Visual Exposure	Inclusions N/A
Restrictions None Known	Reports None	

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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