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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**  
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 1-833-477-6687

 9731 100 Avenue , Grande Prairie , Alberta T8V 0T5

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