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110, 9899 112 AVENUE FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Grande Prairie, Alberta



Listing ID:
33940


MLS ID:
A2284922

\$195,000



 **LUANA MCDONALD**
 (780) 978-1570

 eXp Realty
 403-262-7653

 110, 9899 112 Avenue , Grande Prairie , Alberta T8V7T2

Transaction Type For Sale	Days On Market 67	Zoning CA
Subdivision Avondale	Building Type Condo Complex,Retail,Strip Mall	Year Built 2001
Structure Type Multi Unit	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 9926564	Building Area (Sq. Ft.) 1297.00	Building Area (Sq. M.) 120.49
Lot Size (Sq. Ft.) 493	Lot Size (Acres) 0.01	Inclusions NA
Restrictions Non-Smoking Building	Reports Condo/Strata Bylaws	

Turn-Key Commercial Investment Opportunity – \$195,000 Welcome to a fantastic opportunity for investors looking for immediate income and long-term stability. This 1,297 sq ft commercial space offers a functional, versatile layout and—best of all—a secure tenant already in place with approximately 3 years remaining on the lease, allowing you to step into ownership with revenue from day one. The interior features an open floor plan with a mezzanine level, creating flexible space suitable for office, studio, retail, or service-based business use. The property is thoughtfully equipped with a main-floor bathroom and a second upstairs bathroom, along with a small kitchen and dedicated laundry area, adding convenience for occupants and increasing tenant appeal. Large open areas allow for multiple workstations or collaborative spaces, while the mezzanine provides separation for private offices, storage, or administrative use. The efficient layout supports a wide range of commercial operations and helps maintain strong rental desirability. Whether you're expanding your portfolio or purchasing your first income property, this is a rare chance to secure an affordable commercial asset with an established tenant and predictable cash flow. Investment opportunity awaits — own a performing property without the vacancy risk.

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