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10018 101 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Grande Prairie, Alberta

Listing ID:
34210

MLS ID:
A2290156

\$699,900



 **HELEN HARDER**
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 10018 101 Avenue , Grande Prairie , Alberta T8V0Y1

Transaction Type For Sale	Days On Market 66	Zoning CC
Subdivision NONE	Year Built 1981	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan 1410AC
Building Area (Sq. Ft.) 3306.00	Building Area (Sq. M.) 307.13	Lot Size (Sq. Ft.) 4025
Lot Size (Acres) 0.09	Inclusions NA	Restrictions See Remarks

Reports

Other Documents

Positioned in the downtown core of Grande Prairie, this solid cinder block commercial building offers a rare opportunity for an investor or business owner looking for space, flexibility, and long term potential. The main floor offers approximately 3,300 sq ft and is currently split into two units. That layout allows for multiple income streams or the option to occupy one side while leasing the other. One side is built out with offices, a waiting room, kitchen area, and bathroom, making it ready for professional or service based use. A rear garage adds secure storage or workspace, a major advantage. Below, you will find an additional 1,800 sq ft basement. The size alone opens up possibilities for storage, inventory, equipment, or future development. Air conditioning is already in place, and the flat roof design was planned with the intention of supporting a future second storey. Opportunities like this do not come up often, especially in a central location with this much square footage and built in flexibility. If you have been waiting for a downtown commercial space with strong fundamentals and income potential, this one deserves a closer look. Call your COMMERCIAL REALTOR® today to book a showing.

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