

# \$999,000 - 10012 100 Avenue, Grande Prairie

MLS® #A2157306

**\$999,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.35 Acres

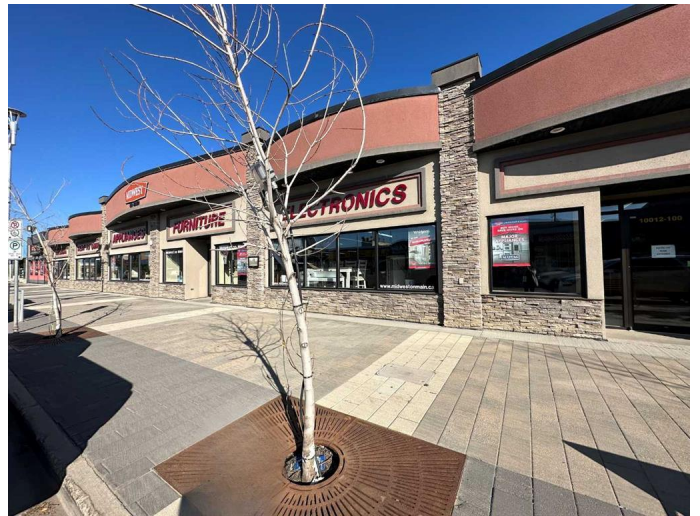
Central Business District., Grande Prairie,  
Alberta

Introducing a gem of a property nestled in the heart of downtown Grande Prairie. With a sprawling 13,650 square feet of versatile space on the main floor, this iconic property is ideal for anyone looking for a large footprint that won't break the bank. This well-maintained building received a modern upgrade in 2010, featuring new windows that enhance both aesthetics and energy efficiency. Whether you're an established enterprise looking to expand or a newcomer seeking a high-visibility location, this building is poised to bring your vision to life. Beyond the impressive square footage, the property offers a substantial basement area with ample storage, rooftop air conditioning, and the potential for a new owner to potentially demise the building into as many as 6 individual units. Boasting modern amenities, ample parking, and a strategic location in the city of Grande Prairie. This property is tailor-made for any retail, office, or restaurant setting offering maximum visibility and solid foot traffic. The property is also available for lease MLS A2158828. To book a showing or request more information, please contact your local Commercial Realtor®.

Built in 1956

## Essential Information

MLS® #                      A2157306



|            |            |
|------------|------------|
| Price      | \$999,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.35       |
| Year Built | 1956       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 10012 100 Avenue           |
| Subdivision | Central Business District. |
| City        | Grande Prairie             |
| County      | Grande Prairie             |
| Province    | Alberta                    |
| Postal Code | T8V 0V3                    |

### Interior

|         |            |
|---------|------------|
| Heating | Forced Air |
|---------|------------|

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2024 |
| Days on Market | 374               |
| Zoning         | CC                |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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