

# \$999,900 - 10104 101 Avenue, Grande Prairie

MLS® #A2147829

**\$999,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Central Business District., Grande Prairie,  
Alberta

Generational Opportunity to Acquire a revenue generating property in the Downtown Core!! This mixed-use building offers three floors of space totaling 20,909 sq.ft. A rare feature is the adjacent parking lot which features 24+ parking stalls. The property has underwent many recent upgrades with 80%+ of the building having new flooring, paint, lighting, finishings. A wide ranging tenant mix offers a solid return on investment and vacant spaces could also allow for a portion of the building to be used for owner-occupancy. The surrounding infrastructure has already been upgraded through the city of Grande Prairie downtown rehabilitation project so no further interruptions should be expected. New developments in the area include a 4-storey & 12-storey mixed use commercial/residential buildings. Potential N.O.I. can exceed \$225,000/year. Call a Commercial Realtor today to obtain more information and to arrange a viewing.

Built in 1960

## Essential Information

MLS® #	A2147829
Price	\$999,900
Bathrooms	0.00
Acres	0.00
Year Built	1960



Type	Commercial
Sub-Type	Mixed Use
Status	Active

### **Community Information**

Address	10104 101 Avenue
Subdivision	Central Business District.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 0Y3

### **Additional Information**

Date Listed	July 8th, 2024
Days on Market	272
Zoning	CC

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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