

# \$309,000 - 9908 100 Avenue, Grande Prairie

MLS® #A2202538

**\$309,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Grande Prairie, Alberta

Sheer Illusions is a successful local business that has created a loyal customer base which has kept business thriving for over 25 years. With 63 five-star Google reviews and 69 Facebook recommendations, this is more than just a business—it's a trusted name in the community. The downtown showroom benefits from high drive-by traffic, and the affordable lease is secured until 2028. The 1,473 sq. ft. showroom is fully equipped and ready for the new owner to walk in and start operating. Sheer Illusions has relationships with local builders, developers, and an amazing team of long term employees. It also comes with a decade van that is fully stocked with tools. This is a turn-key setup with an established website, social media presence, and showroom samples to make this an effortless transition. The current owner is even offering three weeks of training to ensure a smooth handover. More training time can be negotiated if required. The current owner operated this business Monday to Friday working an average of 30-35 hours per week. This is a great business for home and work life balance! While this business is already profitable, there's still room to grow—expand product offerings, tap into the increasing demand for motorized blinds, work 40 hours per week, or bring in the latest in smart home integrations. A rare opportunity to take over a proven, thriving business with limitless potential. Ask your REALTOR today about inclusions list and how to make it yours.



Built in 1964

**Essential Information**

MLS® #	A2202538
Price	\$309,000
Bathrooms	0.00
Acres	0.00
Year Built	1964
Type	Commercial
Sub-Type	Business
Status	Active

**Community Information**

Address	9908 100 Avenue
Subdivision	NONE
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V0T9

**Amenities**

Parking Spaces	2
----------------	---

**Additional Information**

Date Listed	March 14th, 2025
Days on Market	47
Zoning	CC

**Listing Details**

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

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.