

780-832-5880

cord@gpremax.com

## 10001 104 Avenue Grande Prairie, Alberta

**Heating:** 

Floors:

Roof: Exterior:

Water:

Sewer:

Inclusions:

N/A

MLS # A2255100



\$435,000

Avondale Mixed Use

Division:

**Bus. Type:** 

Type:

Sale/Lease: For Sale

Bldg. Name: 
Bus. Name: 
Size: 1,147 sq.ft.

Zoning: CC

Addl. Cost: 
Based on Year: 
Utilities: 
Parking: 
Lot Size: 
Lot Feat: -

INCREDIBLE OPPORTUNITY TO OWN A PIECE OF DOWNTOWN GRANDE PRAIRIE! With unbeatable exposure situated right off of 100th Street, this 1,147sq.ft building is situated across 3 City Lots zoned totalling 0.27 Acres and zoned CC (Central Commercial) to allow for a multitude of future use cases (Retail, Office, Restaurant, Apartment, School, Child Care, Recreation, Health Facility, Care Facility, Residential Transition, Residential Multi-Family, etc - Inquire for full list). The building can be utilized for almost any industry (office, massage, family doctor, therapy, etc.), with several rooms on 2 levels that can be used in one operation or rented out to different tenants and also features plenty of parking. Don't miss your chance to be a part of our downtown core, contact your REALTOR® of choice and book your tour today!