

10024 100 Avenue  
Grande Prairie, Alberta

MLS # A2255548

**\$399,900**



**Division:** Central Business District

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,978 sq.ft.

**Zoning:** CC

**Heating:** Forced Air, Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Tar/Gravel

**Utilities:** Cable, Electricity, Natural Gas, Water

**Exterior:** Aluminum Siding , Brick

**Parking:** -

**Water:** -

**Lot Size:** 0.10 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Outstanding visibility, character-rich finishes, and strong investment potential —; this downtown Grande Prairie commercial property checks all the boxes. Situated directly on Main Street, this high-traffic location features two fully leased retail units with strong street presence and tenants in place. Unit A: Approx. 1,440 sq ft main + 550 sq ft mezzanine (leased until March 2027) Unit B: Approx. 2,100 sq ft with original exposed brick feature wall and large front windows (leased until December 2025). Excellent visibility and signage potential on Grande Prairie's busiest street. Heritage charm meets modern retail functionality. Flexible layout - easily converted into one large space or kept separate for multiple tenants. Whether you're looking for a turnkey investment with stable income or a strategic location for your own business, this property delivers.