9934 100 Avenue
Grande Prairie, Alberta

MLS # A2261736

$895,000

Division:	Central Business District
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	10,855 sq.ft.
Zoning:	CC

Heating:	Natural Gas	**Addl. Cost:**	-
Floors:	-	**Based on Year:**	-
Roof:	-	**Utilities:**	-
Exterior:	Concrete	**Parking:**	-
Water:	-	**Lot Size:**	0.14 Acre
Sewer:	-	**Lot Feat:**	-
Inclusions:	n/a		

PRIME DOWNTOWN OPPORTUNITY—own a piece of Grande Prairie's history! Located in the heart of our city and situated at one of Grande Prairie's busiest intersections, this property offers unbeatable visibility and maximum exposure for any business. Designed with versatility in mind, the space includes an open reception area, 2-3 large private offices, expansive workspaces, a staff room, and two 2-piece bathrooms. With both front and rear access, it's a perfect fit for established businesses looking to expand or for those starting a new venture. The property features 5,493 sq. ft. on the main floor and an additional 5,068 sq. ft. in an open-concept second level, reinforced by a heavy-duty concrete floor—offering the flexibility to suit a wide range of business needs. This well-maintained building is solid structurally, and has seen numerous updates over the years, including a new 'Torch On' roof and insulation, an $80,000 investment that ensures longevity and efficiency. Don’t miss this exceptional investment opportunity—contact your Commercial Realtor® to arrange a viewing today!