

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

MLS® #A2147829

**\$999,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

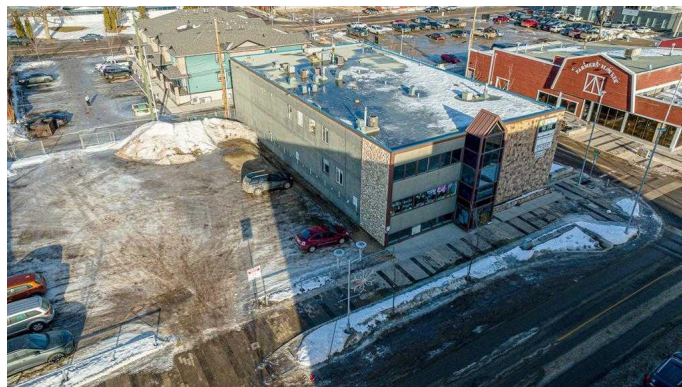
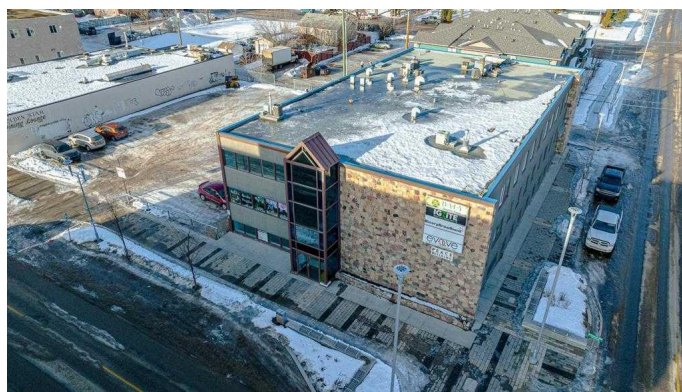
Central Business District., Grande Prairie,  
Alberta

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 | 285            |
| Zoning         | CC             |

### Listing Details

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

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