

\$644,900 - 10001 - 10009 104 Avenue, Grande Prairie

MLS® #A2185814

\$644,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.45 Acres

Avondale., Grande Prairie, Alberta

INCREDIBLE OPPORTUNITY TO OWN A PIECE OF DOWNTOWN GRANDE PRAIRIE! With unbeatable exposure situated right off of 100th Street, this package includes a 1,147sq.ft mixed-use building + full basement with potential for healthy monthly rental income + 5 CITY LOTS totaling 0.45 Acres and flexibly 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 current building spans across 3 of the lots and 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. Main property also features plenty of parking with potential to add more on the 2 additional lots. With separate titles, this property can be purchased as a full 5 lot w/ building package for \$644,900 or just 2 vacant lots for \$199,900 (A2185819), ALSO AVAILABLE FOR LEASE (A2185820), call your REALTOR® of choice and book your tour today!

Built in 1969

Essential Information

| | |
|--------|-----------|
| MLS® # | A2185814 |
| Price | \$644,900 |



| | |
|------------|------------|
| Bathrooms | 0.00 |
| Acres | 0.45 |
| Year Built | 1969 |
| Type | Commercial |
| Sub-Type | Mixed Use |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 10001 - 10009 104 Avenue |
| Subdivision | Avondale. |
| City | Grande Prairie |
| County | Grande Prairie |
| Province | Alberta |
| Postal Code | T8V1E5 |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | January 7th, 2025 |
| Days on Market | 105 |
| Zoning | CC |

Listing Details

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|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
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