# \$999,000 - 10012 100 Avenue, Grande Prairie

MLS® #A2157306

### \$999,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.35 Acres

Central Business District., Grande Prairie, Alberta

Introducing a gem of a property nestled in the heart of downtown Grande Prairie. With a sprawling 13,650 square feet of versatile space on the main floor, this iconic property is ideal for anyone looking for a large footprint that won't break the bank. This well-maintained building received a modern upgrade in 2010, featuring new windows that enhance both aesthetics and energy efficiency. Whether you're an established enterprise looking to expand or a newcomer seeking a high-visibility location, this building is poised to bring your vision to life. Beyond the impressive square footage, the property offers a substantial basement area with ample storage, rooftop air conditioning, and the potential for a new owner to potentially demise the building into as many as 6 individual units. Boasting modern amenities, ample parking, and a strategic location in the city of Grande Prairie. This property is tailor-made for any retail, office, or restaurant setting offering maximum visibility and solid foot traffic. The property is also available for lease MLS A2158828. To book a showing or request more information, please contact your local Commercial Realtor®.







Built in 1956

#### **Essential Information**

MLS® # A2157306

Price \$999,000

Bathrooms 0.00 Acres 0.35

Year Built 1956

Type Commercial

Sub-Type Retail Status Active

## **Community Information**

Address 10012 100 Avenue

Subdivision Central Business District.

City Grande Prairie

County Grande Prairie

Province Alberta
Postal Code T8V 0V3

#### Interior

Heating Forced Air

### **Additional Information**

Date Listed August 19th, 2024

Days on Market 437 Zoning CC

# **Listing Details**

Listing Office RE/MAX Grande Prairie

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