

# \$1,050,000 - 10421 99 Avenue, Grande Prairie

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MLS® #A2235766

**\$1,050,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

College Park., Grande Prairie, Alberta

Prime Location Multi-Tenant Building: Nestled in an exceptional location, this two-story building seamlessly blends industrial shop spaces with offices, having undergone extensive renovations both externally and internally. Situated in the College Park district, accessibility is a key feature. Spanning 0.32 acres across four lots, the property includes rear parking for bays and enclosed outside storage. Boasting IG zoning (General Industrial), it caters to the diverse needs of businesses in the area. Presently, the building accommodates seven separate rented spaces, featuring storefront offices, upper-level offices, and four shop/bays with overhead doors and rear alley access. The total floor area is 6,400 sq.ft., with 1,920 sq.ft. designated for offices and 4,480 sq.ft. for shop/bay usage. Enjoying full city services, including power, sewer, and water, this property offers an attractive return on investment. Meticulously maintained, it presents an excellent investment opportunity. Further details available upon request for qualified buyers.



Built in 1979

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2235766    |
| Price      | \$1,050,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1979        |
| Type       | Commercial  |
| Sub-Type   | Mixed Use   |
| Status     | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10421 99 Avenue |
| Subdivision | College Park.   |
| City        | Grande Prairie  |
| County      | Grande Prairie  |
| Province    | Alberta         |
| Postal Code | T8V 0s4         |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 40              |
| Zoning         | COM             |

### Listing Details

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

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