

## 10024 100 Avenue Grande Prairie, Alberta

Heating:

Floors: Roof:

**Exterior:** 

Water:

Sewer:

Inclusions:

## MLS # A2015745



Forced Air, Natural Gas

Aluminum Siding , Brick

Tar/Gravel

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None

## \$399,000

	Division:	Central Business D	District
	Туре:	Retail	
	Bus. Type:	-	
	Sale/Lease:	For Sale	
	Bldg. Name:	-	
	Bus. Name:	-	
	Size:	3,978 sq.ft.	
	Zoning:	СС	
		Addl. Cost:	-
		Based on Year:	-
		Utilities:	Cable, Electricity, Natural Gas, Water
		Parking:	-
		Lot Size:	0.10 Acre
		Lot Feat:	-

Price Drop on this Great Investment Opportunity in downtown Grande Prairie! This fully leased out building is divided into two separate spaces (can easily be converted to one) and is occupied by 2 separate tenants. Unit A is approximately 1440 sqft with an additional 550 sqft mezzanine. Unit B is approximately 2100 sqft. Unit A is leased until March 2027 and Unit B is leased until December 2025