

9804 100 Avenue  
Grande Prairie, Alberta

MLS # A2100865



**\$1,999,000**

**Division:** Central Business District

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 29,756 sq.ft.

**Zoning:** CC

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Huge \$350,000 price reduction plus a new roof!!! Investment Opportunity listed over \$825,000 below assessment value!! This multi-tenant building boasts high visibility and updated spaces, complete with new flooring, fresh paint, and modern baseboards. The common area and exterior have been fully renovated as well including a brand-new roof! Conduct business in a warm and inviting environment. Retail, and office space on the main floor with a large open atrium. The second and third floors feature convenient kitchenettes, and all tenants have access to a well-appointed boardroom on the second floor. Accessibility is no issue with wheelchair access and an elevator, plus the added convenience of 22 heated underground parking stalls. A rear loading dock and additional storage rooms in the underground parking area make this an excellent choice for businesses with storage needs. Current gross rent is \$33,800 a month which would increase to over \$44,000 when fully leased. Demand for retail and office space has been increasing and the occupancy has been steadily increasing in this building. Take advantage of the current occupancy rate to buy this newly renovated building at a significant discount. View the virtual video and book a showing today!