

## 10012 100 Avenue Grande Prairie, Alberta

Forced Air

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n/a

Heating:

**Exterior:** 

Water:

Sewer: Inclusions:

Floors: Roof:

## MLS # A2157306



## \$999,000

Division:	Central Business D	istrict
Туре:	Retail	
Bus. Type:	-	
Sale/Lease:	For Sale	
Bldg. Name:	-	
Bus. Name:	-	
Size:	13,650 sq.ft.	
Zoning:	CC	
	Addl. Cost:	-
	Based on Year:	-
	Utilities:	-
	Parking:	-
	Lot Size:	0.35 Acre
	Lot Feat:	-

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®.