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10001 - 10009 104 Avenue Grande Prairie, Alberta

MLS # A2185814



\$644,900

Avondale Mixed Use

Division:

Bus. Type:

Type:

Sale/Lease: For Sale

Bldg. Name:
Bus. Name:
Size: 1,147 sq.ft.

Zoning: CC

Addl. Cost:
Based on Year:
Utilities:
Parking:
Lot Size: 0.45 Acre

Lot Feat: -

Inclusions: Basement Shower/Jacuzzi

Heating:

Floors:

Roof:

Exterior:

Water:

Sewer:

INCREDIBLE OPPORTUNITY TO OWN A PIECE OF DOWNTOWN GRANDE PRAIRIE! With unbeatable exposure situated right off of 100th Street, this package includes a 1,147sq.ft mixed-use building + full basement with potential for healthy monthly rental income + 5 CITY LOTS totaling 0.45 Acres and flexibly zoned CC (Central Commercial) to allow for a multitude of future use cases (Retail, Office, Restaurant, Apartment, School, Child Care, Recreation, Health Facility, Care Facility, Residential Transition, Residential Multi-Family, etc - Inquire for full list). The current building spans across 3 of the lots and can be utilized for almost any industry (office, massage, family doctor, therapy, etc.), with several rooms on 2 levels that can be used in one operation or rented out to different tenants. Main property also features plenty of parking with potential to add more on the 2 additional lots. With separate titles, this property can be purchased as a full 5 lot w/ building package for \$644,900 or just 2 vacant lots for \$199,900 (A2185819), ALSO AVAILABLE FOR LEASE (A2185820), call your REALTOR® of choice and book your tour today!