

**10215 102 Street**  
**Grande Prairie, Alberta**
**MLS # A2212740**

**\$300,000**
**Division:** Central Business District

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** Ink Spot

**Bus. Name:** -

**Size:** 1,729 sq.ft.

**Zoning:** CC

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Washer & dryer downstairs, all light fixtures, all window coverings, all attached shelving & desks

Exceptional Value in a Prime Commercial Location! Looking to launch or grow your business in a high-visibility area? This versatile commercial building on 102nd Street in Grande Prairie is your opportunity to stand out. Perfectly positioned across from beautiful Muskoseepi Park, this property offers fantastic exposure, steady foot and vehicle traffic, and unbeatable convenience. The main level is thoughtfully laid out with multiple rooms and flexible spaces, including reception areas at both the front and rear entrances—ideal for customer flow and business operations. You’ll also find display areas, waiting zones, and a bathroom, creating a welcoming and functional environment for clients and staff. The layout is easily adaptable, making it possible to operate multiple businesses under one roof. Downstairs, the basement adds even more usable space, featuring additional rooms, a second bathroom, and laundry facilities. Plus, it provides easy access beneath the main floor—perfect for customizing utilities or infrastructure to suit your business needs. With plenty of on-site parking and prime street frontage, this location is ideal for a wide range of businesses. Opportunities like this are rare—don’t miss your chance to secure a high-impact space in a sought-after area. Book your private tour today with your favorite agent and bring your vision to life!