

# \$999,900 - 10104 101 Avenue, Grande Prairie

MLS® #A2147829

**\$999,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

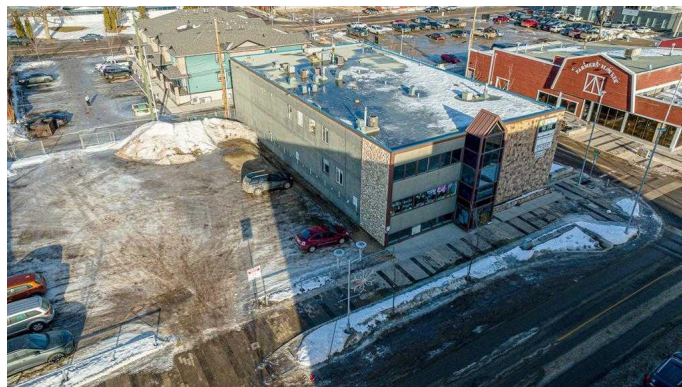
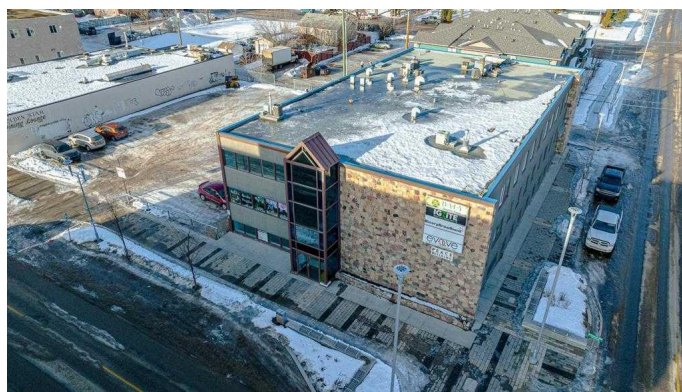
Central Business District., Grande Prairie,  
Alberta

Generational Opportunity to Acquire a revenue generating property in the Downtown Core!! This mixed-use building offers three floors of space totaling 20,909 sq.ft. A rare feature is the adjacent parking lot which features 24+ parking stalls. The property has underwent many recent upgrades with 80%+ of the building having new flooring, paint, lighting, finishings. A wide ranging tenant mix offers a solid return on investment and vacant spaces could also allow for a portion of the building to be used for owner-occupancy. The surrounding infrastructure has already been upgraded through the city of Grande Prairie downtown rehabilitation project so no further interruptions should be expected. New developments in the area include a 4-storey & 12-storey mixed use commercial/residential buildings. Potential N.O.I. can exceed \$225,000/year. Call a Commercial Realtor today to obtain more information and to arrange a viewing.

Built in 1960

## Essential Information

MLS® #	A2147829
Price	\$999,900
Bathrooms	0.00
Acres	0.00
Year Built	1960



Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	10104 101 Avenue
Subdivision	Central Business District.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 0Y3

### Additional Information

Date Listed	July 8th, 2024
Days on Market	354
Zoning	CC

### Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.