

780-814-1126

tallon@tallonjebb.ca

10012 100 Avenue **Grande Prairie, Alberta**

MLS # A2157306



\$999,000

Division: Central Business District Retail Type: **Bus. Type:** Sale/Lease: For Sale Bldg. Name: -Bus. Name: Size: 13,650 sq.ft. Zoning: CC

Heating: Addl. Cost: Forced Air Floors: Based on Year: Roof: **Utilities: Exterior:** Parking: Water: 0.35 Acre Lot Size: Sewer: Lot Feat:

Inclusions: n/a

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®.