

**10131 102 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2182522**



**\$224,900**

**Division:** Central Business District

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 778 sq.ft.

**Zoning:** CC

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.09 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

Discover a rare opportunity in the heart of Grande Prairie—a 778-square-foot mixed-use commercial property perfectly positioned on 102 Avenue between Tim Horton's and Muskoseepi Park. This versatile property offers commercial upgrades, ample rear parking with alley access, and abundant street parking for clients. Wheelchair access at the front welcomes visitors into a functional main floor, making it an ideal choice for a small business/retail/message with the opportunity to have living quarters at the rear of the building. For more details or to arrange a viewing, contact your local Commercial Realtor.