

**10001 - 10009 104 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2185814**



**\$644,900**

**Division:** Avondale

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,147 sq.ft.

**Zoning:** CC

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.45 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Basement Shower/Jacuzzi

**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&reg; of choice and book your tour today!