# TALLON JEBB REAL ESTATE -

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

## \$644,900

Avondale

Mixed Use Type: **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: --0.45 Acre Water: Lot Size: -Sewer: Lot Feat: -Inclusions: Basement Shower/Jacuzzi

**Division:** 

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® of choice and book your tour today!



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MLS # A2185814