

# \$399,000 - 10024 100 Avenue, Grande Prairie

MLS® #A2015745

**\$399,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.10 Acres

Central Business District., Grande Prairie,  
Alberta

Price Drop on this Great Investment Opportunity in downtown Grande Prairie! This fully leased out building is divided into two separate spaces (can easily be converted to one) and is occupied by 2 separate tenants. Unit A is approximately 1440 sqft with an additional 550 sqft mezzanine. Unit B is approximately 2100 sqft. Unit A is leased until March 2027 and Unit B is leased until December 2025

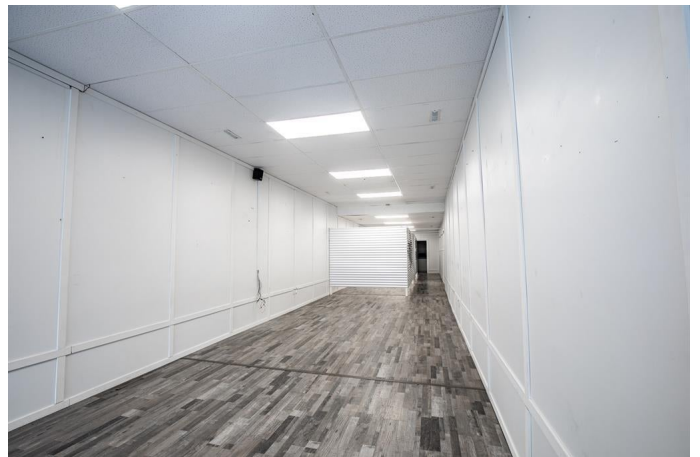
Built in 1928

## Essential Information

MLS® #	A2015745
Price	\$399,000
Bathrooms	0.00
Acres	0.10
Year Built	1928
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information

Address	10024 100 Avenue
Subdivision	Central Business District.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V0V3



## Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, Water Available
-----------	--------------------------------------------------------------------------------

## Interior

Heating	Forced Air, Natural Gas
---------	-------------------------

## Exterior

Roof	Tar/Gravel
Construction	Aluminum Siding, Brick

## Additional Information

Date Listed	December 15th, 2022
Days on Market	857
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.