

# \$8,500 - 10012 100 Avenue, Grande Prairie

MLS® #A2158828

**\$8,500**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.35 Acres

Central Business District., Grande Prairie,  
Alberta

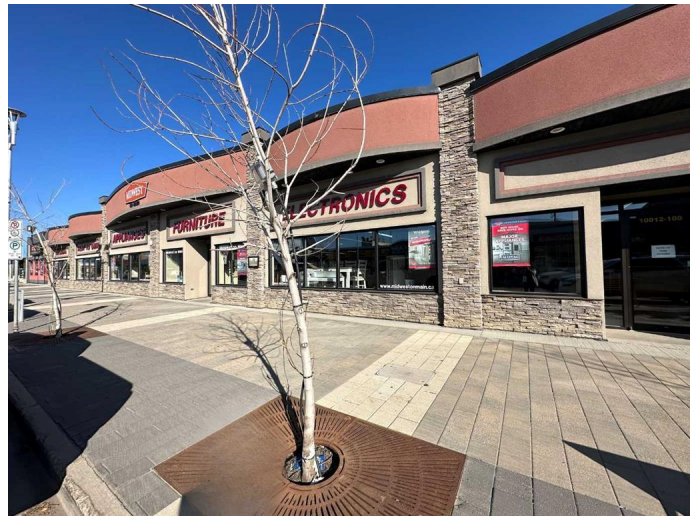
Introducing a gem of a property nestled in the heart of downtown Grande Prairie. With a sprawling 13,650 square feet of versatile space on the main floor, the iconic property is ideal for anyone looking for a large footprint that won't break the bank. This well-maintained building received a modern upgrade 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, and rooftop air conditioning. 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 building is also being offered for sale, MLS: A2157306. To book a showing or request more information, please contact your local Commercial Realtor®.

Built in 1956

## Essential Information

MLS® #                   A2158828

Price                       \$8,500



Bathrooms	0.00
Acres	0.35
Year Built	1956
Type	Commercial
Sub-Type	Retail
Status	Active

### **Community Information**

Address	10012 100 Avenue
Subdivision	Central Business District.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 0V3

### **Interior**

Heating	Forced Air
---------	------------

### **Additional Information**

Date Listed	August 19th, 2024
Days on Market	247
Zoning	CC

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.