

# \$999,000 - 10012 100 Avenue, Grande Prairie

MLS® #A2157306

**\$999,000**

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, this 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, rooftop air conditioning, and the potential for a new owner to potentially demise the building into as many as 6 individual units. 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 property is also available for lease MLS A2158828. To book a showing or request more information, please contact your local Commercial Realtor®.

Built in 1956

## Essential Information

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Price	\$999,000
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
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### Additional Information

Date Listed	August 19th, 2024
Days on Market	352
Zoning	CC

### Listing Details

Listing Office	RE/MAX Grande Prairie
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