

\$440,000 - 9931 100 Avenue, Grande Prairie

MLS® #A2229361

\$440,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.09 Acres

Central Business District., Grande Prairie,
Alberta

BRAND NEW ROOF with 15 yr warranty!
Beautifully renovated 3600 sf downtown. 3 unit
building priced well below appraised value.
This is the ideal opportunity to own a beautiful
piece of Downtown and offset your expenses
with the revenue from TWO existing leases.
The upper floor unit is yours to occupy, lease
out or perhaps even split into additional rental
spaces for increased revenue. This well
maintained, professionally updated building
has had numerous upgrades including a just
completed new roof and features the rare &
coveted amenity of 4 paved parking spaces at
the rear of the building. Don't miss this
opportunity to add to your investment portfolio
or enter into commercial real estate ownership
at an affordable price. 2023 appraisal &
property inspection on file.



Built in 1954

Essential Information

MLS® #	A2229361
Price	\$440,000
Bathrooms	0.00
Acres	0.09
Year Built	1954
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	9931 100 Avenue
Subdivision	Central Business District.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V0V1

Amenities

Parking Spaces	4
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Additional Information

Date Listed	June 10th, 2025
Days on Market	159
Zoning	CC

Listing Details

Listing Office	eXp Realty
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