



GRASSROOTS
REALTY GROUP

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10901 100 Street
Grande Prairie, Alberta

MLS # A2223311



\$878,000

Division: VLA Montrose

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 6,855 sq.ft.

Zoning: CA

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

FOR SALE: 100% Occupied Prime Office/Retail Building. Welcome to a high-visibility, fully leased commercial investment opportunity situated on the prominent corner of 100 Street and 109 Avenue, with excellent exposure just off 100 Street. This 6,855 sq. ft. two-storey office/retail building sits on 0.24 acres and features a durable red steel frame and concrete second floor—ideal for soundproofing and long-term structural integrity. Property Highlights: 100% Occupied: Six Units, five tenants under net leases provide stable income. 8.82% cap rate based on 2025 annual projected Base Rent and increasing to 9% in 2026. Professional Upgrades: Refreshed common areas and updated washrooms Renovated stairwell with new vinyl treads, LED lighting, and fresh paint Main floor fully updated with carpet tile flooring and modern finishes Solid Investment: Net leases in place with reliable tenancy Prime Corner Location: High foot and vehicle traffic in a desirable commercial corridor Please note: To respect tenant privacy, photos were taken prior to occupancy. This is a turn-key investment opportunity in a well-maintained, income-generating asset. Contact your commercial REALTOR® today to arrange a private tour.