



GRASSROOTS
REALTY GROUP

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**10001 104 Avenue
Grande Prairie, Alberta**

MLS # A2223561



\$440,000

Division: Avondale

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,147 sq.ft.

Zoning: CC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

INCREDIBLE OPPORTUNITY TO OWN A PIECE OF DOWNTOWN GRANDE PRAIRIE! With unbeatable exposure situated right off of 100th Street, this 1,147sq.ft building is situated across 3 City Lots zoned totalling 0.27 Acres and zoned CC (Central Commercial) to allow for a multitude of future use cases (Retail, Office, Restaurant, Apartment, School, Child Care, Recreation, Health Facility, Care Facility, Residential Transition, Residential Multi-Family, etc - Inquire for full list). The building can be utilized for almost any industry (office, massage, family doctor, therapy, etc.), with several rooms on 2 levels that can be used in one operation or rented out to different tenants and also features plenty of parking. Don't miss your chance to be a part of our downtown core, contact your REALTOR® of choice and book your tour today!