



9731 100 Avenue  
Grande Prairie, Alberta

MLS # A2243367



**\$499,900**

**Division:** Central Business District

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,867 sq.ft.

**Zoning:** CC

**Heating:** Forced Air, Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Asphalt Shingle

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.14 Acre

**Sewer:** -

**Lot Feat:** Near Public Transit

**Inclusions:** N/A

The ultimate downtown location with a classy twist of fine finishings. Retail or office space with road frontage on 100th Ave! Extensive renovations completed inside and out. DOWNSTAIRS IS SUITED offering a live-in option or rent generation to offset the mortgage. Hand-scraped hardwood throughout with antique accents of wainscoting line this professional building. Fire rating between units, all new wiring and HVAC, separate zone furnaces. Main floor features a spacious front entrance ideal for reception, retail or showcase space, over-sized office or board room with granite wet bar, half bath and back entry. Showcase stair-well leads to the upper level hosting 3 generous offices, 1 complete with a granite wet bar and all upper offices offer a fascinating view of the downtown core. Downstairs offers a gorgeous 1 bedroom suite with kitchen, backsplash, bar seating, living room, laundry area and 4 pc ensuite. Massive street-side front patio and staff parking in the rear with electrical plugs. Showcase your business with flare in this high-traffic updated building. Call your Commercial Realtor&reg; today