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## 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:** Addl. Cost: Forced Air, Natural Gas Floors: Based on Year: Roof: **Utilities:** Asphalt Shingle **Exterior:** Parking: Water: 0.14 Acre Lot Size: Sewer: Lot Feat: Near Public Transit **Inclusions:** 

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. Existing month-to-month lease in place at \$3500/mo for main and upper levels. Call your Commercial Realtor® today