



GRASSROOTS
REALTY GROUP

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10020 100 Avenue,
Grande Prairie, Alberta

MLS # A2249456



\$399,900

Division:	Central Business District
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	3,200 sq.ft.
Zoning:	CC
Addl. Cost:	-
Based on Year:	-
Utilities:	Electricity Connected, Natural Gas Connected, Sewer Co
Parking:	-
Lot Size:	0.09 Acre
Lot Feat:	-

Heating:	Forced Air, Natural Gas
Floors:	-
Roof:	Other
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	None

Unique building located in the heart of downtown core, this building can serve many purposes! Currently set up for retail but can easily be renovated to office, or any use required. Main level has newer dark laminate flooring, Storefront Display windows and Washroom. Basement features 2 separate areas totaling approximately 1500 sqft which could also be sublet or utilized for extra space with their own wash rooms. Rear Triple Parking. Great area with High Traffic and Foot Traffic. Open your business in the Heartbeat of Grande Prairie!