



9801 97 Avenue  
Grande Prairie, Alberta

MLS # A2249826



**\$549,900**

**Division:** Central Business District

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,259 sq.ft.

**Zoning:** CC

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.18 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** refrigerator, window coverings, entrance lift

This is a premier "turnkey" acquisition opportunity in the heart of downtown Grande Prairie. The current owner is prepared to offer a 12-month leaseback on the main floor (or a negotiated portion of the building), providing the purchaser with guaranteed Day 1 income. This unique arrangement mitigates vacancy risk and provides immediate debt-service coverage while the new owner stabilizes the asset or plans a long-term leasing strategy. **Asset Performance & Value-Add Potential** The building comprises &plusmn; 4,259 sq. ft. of versatile space across two levels, offering a low-barrier entry into the downtown core with high revenue potential: **Dual-Tenancy Model:** Architecturally suited for a main-floor commercial tenant and an independent upper-level professional office or residential live/work suite. **Yield Projection:** Based on current Central Commercial (CC) zoning trends, the property offers a conceptual gross income range of \$43,000 &ndash; \$70,000+ annually (depending on configuration and market verification). **Accessibility Advantage:** The main floor is fully wheelchair accessible, targeting a high-demand, underserved niche for medical, legal, and government-agency tenancies. **Strategic Capital Improvements** Minimize near-term CAPEX and maximize ROI with recent high-value upgrades: **New Flat Roof** (Recently installed) **Modernized exterior siding** and professional entrance **Contemporary interior presentation** aligned with neighboring modern developments **Site Flexibility & Future Upside** **On-Site Parking:** Situated on an 8,000 sq. ft. lot, providing the essential parking required for professional service firms. **Strategic Acquisition:** An adjacent 33' x 122' lot is available for separate purchase, offering a rare "land-bank" opportunity for building expansion, additional parking, or a phased multi-use redevelopment. **Property Specifications Total**

Building Size: ± 4,259 Sq. Ft. Lot Size: 8,000 Sq. Ft. (Plus adjacent lot option) Zoning: CC (Central Commercial) — supports professional, health, and educational uses. Location: Prime Downtown core with high visibility and established foot traffic. Ideal for owner-users seeking to build equity or investors looking for a value-add asset with immediate stability. Additional information and the "Mixed-Use Business Supplement" are available upon request through your Commercial REALTOR®.