



GRASSROOTS
REALTY GROUP

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10024 100 Avenue
Grande Prairie, Alberta

MLS # A2255548



\$399,900

Division: Central Business District

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,978 sq.ft.

Zoning: CC

Heating: Forced Air, Natural Gas

Floors: -

Roof: Tar/Gravel

Exterior: Aluminum Siding , Brick

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: Cable, Electricity, Natural Gas, Water

Parking: -

Lot Size: 0.10 Acre

Lot Feat: -

Outstanding visibility, character-rich finishes, and strong investment potential — this downtown Grande Prairie commercial property checks all the boxes. Situated directly on Main Street, this high-traffic location features two fully leased retail units with strong street presence and tenants in place. Unit A: Approx. 1,440 sq ft main + 550 sq ft mezzanine (leased until March 2027) Unit B: Approx. 2,100 sq ft with original exposed brick feature wall and large front windows (leased until October 2028). Excellent visibility and signage potential on Grande Prairie's busiest street. Heritage charm meets modern retail functionality. Flexible layout - easily converted into one large space or kept separate for multiple tenants. If you're looking for a turnkey investment with stable income this property delivers.