



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

10020 100 Avenue,  
Grande Prairie, Alberta

MLS # A2277004



**\$369,900**

<b>Division:</b>	Central Business District	<b>Addl. Cost:</b>	-
<b>Type:</b>	Retail	<b>Based on Year:</b>	-
<b>Bus. Type:</b>	-	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer Co
<b>Sale/Lease:</b>	For Sale	<b>Parking:</b>	-
<b>Bldg. Name:</b>	-	<b>Lot Size:</b>	0.09 Acre
<b>Bus. Name:</b>	-	<b>Lot Feat:</b>	-
<b>Size:</b>	3,200 sq.ft.		
<b>Zoning:</b>	CC		
<b>Heating:</b>	Forced Air, Natural Gas		
<b>Floors:</b>	-		
<b>Roof:</b>	Other		
<b>Exterior:</b>	-		
<b>Water:</b>	-		
<b>Sewer:</b>	-		
<b>Inclusions:</b>	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!