



**110, 9899 112 Avenue
Grande Prairie, Alberta**

MLS # A2284922



\$195,000

Division: Avondale

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,297 sq.ft.

Zoning: CA

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.01 Acre

Sewer: -

Lot Feat: -

Inclusions: NA

Turn-Key Commercial Investment Opportunity – \$195,000 Welcome to a fantastic opportunity for investors looking for immediate income and long-term stability. This 1,297 sq ft commercial space offers a functional, versatile layout and—best of all—a secure tenant already in place with approximately 3 years remaining on the lease, allowing you to step into ownership with revenue from day one. The interior features an open floor plan with a mezzanine level, creating flexible space suitable for office, studio, retail, or service-based business use. The property is thoughtfully equipped with a main-floor bathroom and a second upstairs bathroom, along with a small kitchen and dedicated laundry area, adding convenience for occupants and increasing tenant appeal. Large open areas allow for multiple workstations or collaborative spaces, while the mezzanine provides separation for private offices, storage, or administrative use. The efficient layout supports a wide range of commercial operations and helps maintain strong rental desirability. Whether you're expanding your portfolio or purchasing your first income property, this is a rare chance to secure an affordable commercial asset with an established tenant and predictable cash flow. Investment opportunity awaits — own a performing property without the vacancy risk.