



GRASSROOTS
REALTY GROUP

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10108 100 Avenue
Grande Prairie, Alberta

MLS # GP206001



\$487,500

Division: Central Business District

Type: Mixed Use Commercial

Sale/Lease: Sale

Size: 9,344 sq.ft.

Age: -

Possession: -

Security: -

Utilities: Electric-3 Phase

Heating: -

Taxes: \$ 6,465

Floors: -

Condo Fee: -

Roof: -

Lot Fee: -

Exterior: -

Maintenance Fee: -

Water: -

Sewer: -

Site/Influ. Paved Yard, Public Parking, Public Transportation, Shopping Nearby, Visual Exposure

Inclusions:

Join the freshly revitalized culture of MAIN STREET! This exciting opportunity awaits! 4672 SQ.FT. CONCRETE BLOCK and STEEL building with RENOVATIONS THROUGHOUT! Currently GENERATING 3 SEPARATE INCOMES with LEASES IN PLACE. Business on the main floor with partial basement, rental residence upstairs and 1000 square foot GARAGE IN THE REAR! Garage space offers 3 phase power, bathroom and 12x10 OHD with alley access. Upstairs suite has been tastefully updated to maximize cash flow. Investing in the downtown core doesn't get much more AFFORDABLE than this! Live in the upper suite or cash flow all 3 revenue streams. LOCATION! LOCATION! LOCATION! This property shows fantastic & is well worth a look! Contact your commercial agent with any questions or to book a private viewing.