



GRASSROOTS
REALTY GROUP

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10024 100 Avenue
Grande Prairie, Alberta

MLS # A2015745



\$449,000

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: None

Addl. Cost: -

Based on Year: -

Utilities: Cable, Electricity, Natural Gas, Water

Parking: -

Lot Size: 0.10 Acre

Lot Feat: -

Great Investment Opportunity in downtown Grande Prairie! This fully leased out building is divided into two separate spaces (can easily be converted to one) and is occupied by 2 separate tenants. Unit A is approximately 1440 sqft with an additional 550 sqft mezzanine. Unit B is approximately 2100 sqft. Unit A is leased until February 2025 and Unit B is leased until December 2025.