



**10014 102 Street  
Grande Prairie, Alberta**

**MLS # A2028052**



**\$1,802,529**

<b>Division:</b>	Central Business District	<b>Addl. Cost:</b>	-
<b>Type:</b>	Mixed Use	<b>Based on Year:</b>	-
<b>Bus. Type:</b>	-	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, High Speed Internet
<b>Sale/Lease:</b>	For Sale	<b>Parking:</b>	-
<b>Bldg. Name:</b>	-	<b>Lot Size:</b>	0.71 Acre
<b>Bus. Name:</b>	-	<b>Lot Feat:</b>	Backs on to Park/Green Space, City Lot, Near Shopping
<b>Size:</b>	21,037 sq.ft.		
<b>Zoning:</b>	CC		
<b>Heating:</b>	Forced Air, Natural Gas		
<b>Floors:</b>	-		
<b>Roof:</b>	Flat Torch Membrane		
<b>Exterior:</b>	-		
<b>Water:</b>	Public		
<b>Sewer:</b>	Public Sewer		
<b>Inclusions:</b>	NA		

Investment Opportunity! Fully leased building with long term, triple net tenants, located in a great City Central location. This property sits on 2 separately titled lots which provides diversity for future planning of the property!! In 2012, the building had major renovations completed on both the interior and exterior!! It is situated on a very busy street! There is potential to further add more spaces in the building to lease out. Backs on to Muskoseepi Park! The adjacent property to the south of this building is also being offered for sale (St. Paul's United Church A2105755). There is 0.61 acres on that parcel. Together they make an extremely prime property for a new project!!