



GRASSROOTS
REALTY GROUP

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

10516 99 Avenue
Grande Prairie, Alberta

MLS # A2083222



\$295,000

Division: College Park

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 847 sq.ft.

Zoning: CA

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.18 Acre

Sewer: -

Lot Feat: -

Inclusions: n/a

Introducing a rare gem in the heart of Grande Prairie - an 846-square-foot bi-level zoned for commercial use that combines convenience, and versatility. Situated on a double lot in College Park this property boasts ample parking in a developing area, with commercial upgrades throughout, and a large 480 SF heated two-car garage at the rear. With wheelchair access at the rear of the building leading into the main floor, this is a property that truly allows a small business to own its future. The equipment seen in the pictures is not being sold with this listing and is not included in the listing price. To book a showing or request more information, please contact your local Commercial Realtor®.