



GRASSROOTS
REALTY GROUP

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10023 100 Avenue
Grande Prairie, Alberta

MLS # A2102205



\$499,000

Division: Central Business District

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,828 sq.ft.

Zoning: CC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: 2 standing ovens, anything tenant owned

Investor Alert!! Beautiful character downtown building with strong tenant in place. Lease runs to April 25th/2026. Tenant would like to sign an extension. Current lease pays Annual Base rent of \$38,530. Lease is a triple net lease. Building comes with kitchen equipment and the owner has put a new roof on the building. building also come with parking in the back, and a full basement for storage. This is a great property that is situated on a great location. A great addition to any investors portfolio.