



10206 100 Avenue  
Grande Prairie, Alberta

MLS # A2105755



**\$2,000,000**

Division: Central Business District

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 9,540 sq.ft.

Zoning: CC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.61 Acre

Sewer: -

Lot Feat: -

Inclusions: NA

LOCATION! LOCATION! LOCATION! Corner lot right on 100 Avenue!! The St. Paul's United Church property is being offered for sale! Such great opportunities with this property! 9,540 square foot church with a fully developed basement for a large congregation! OR an incredible spot for a new high rise office building!!! Also, who wouldn't want to be over looking Muskaseepi Park!!! This beautiful church has stain glass windows, a large main floor gathering space, full basement with meeting rooms, classrooms, bathrooms and a kitchen!! Elevator to basement!!!! Sanctuary is 85' x 50'. Kitchen is 31' x 15'. There are two similar size activity rooms and one was measured at 60' x 50'. The lot is nicely landscaped and has concrete and asphalt parking!! The adjacent property to the north of this building is also being offered for sale (A2028052). There is 0.71 acres on that parcel. Together they make an extremely prime property for a new project!!