



**10001 - 10009 104 Avenue  
Grande Prairie, Alberta**

**MLS # A2110591**



**\$644,900**

**Division:** Avondale

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,147 sq.ft.

**Zoning:** CC

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.45 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Tanning Bed to be Removed

MULTIPLE PURCHASE OPTIONS AVAILABLE - INCREDIBLE OPPORTUNITY TO OWN A PIECE OF DOWNTOWN GRANDE PRAIRIE! With unbeatable exposure situated right off of 100th Street, this package includes a 1,147sq.ft mixed-use building with potential for \$3,500+ in Monthly rental income along with 5 CITY LOTS totalling 0.45 Acres and flexibly zoned CC (Central Commercial) to allow for a multitude of future use cases (Retail, Office, Restaurant, Apartment, School, Child Care, Recreation, Health Facility, Care Facility, Residential Transition, Residential Multi-Family, etc - Inquire for full list). The current building spans across 3 of the lots and can be utilized for almost any industry (office, massage, family doctor, therapy, etc.), with several rooms on 2 levels that can be used in one operation or rented out to different tenants. Main property also features plenty of parking with potential to add more on the 2 additional lots. With separate titles, this property can be purchased as 2 vacant lots at \$199,900 (A2110592) or as a 5 lot + building package at \$644,900 (A2110591). The possibilities are truly endless, call your REALTOR&reg; of choice and book your tour today!