



**10901 100 Street
Grande Prairie, Alberta**

MLS # A2137733



\$975,000

Division: VLA Montrose

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 6,855 sq.ft.

Zoning: CA

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Welcome to Prime Office/Retail Space located on the corner of 98 Street and 102 Ave. Great visibility off of 100 Street! 6,855 sq.ft. in six Tenant red steel framed building with concrete 2nd floor on 0.24 acres. Are you an Investor? Prefer to be an owner occupant? Great! There is 1,780 sq.ft. of 2nd floor South and West facing offices - move in ready! <https://youtu.be/bdJDvV-dBEs> video tour to the one vacant unit. This well-maintained building has professionally updated stairwell with new vinyl treads, paint and LED lighting. Updated common areas and washrooms create a welcoming environment for your team and customers alike. The 2nd floor has a concrete floor to help with sound proofing. The entire main floor was updated in 2013 with carpet tile floors, refreshed paint and fixtures. Please note due to Tenancy considerations, photos were taken when offices were vacant. Lease Contracts are all Net Leases - Annual Projected Base Rent (including #201 @ \$9/sq.ft.) = \$77,262 +/- Call a Commercial Realtor to arrange your tour today.