



**10008 103 Avenue
Grande Prairie, Alberta**

MLS # A2178751



\$475,000

Division: Central Business District

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,308 sq.ft.

Zoning: CC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.18 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Mixed Use Commercial Property For Sale. This versatile 4308 sq.ft. building can accommodate a variety of uses including but not limited to retail, office, professional space such as medical or dental practices, service based businesses such as massage, chiropractic, etc. The exterior of the property presents well with a brick facade plus nice window and entrance feature. The rear of the property has dedicated parking stalls for use by staff or clients. The roof was replaced in 2007 and has been well maintained & repaired as needed since that time. As you enter the main entrance a large 1700sq.ft. +/- showroom space with open ceiling greets you. The remainder of this half of the building offers two offices or flex areas and a bathroom. The other section of the building offers a wide open 565sq.ft.+/- area with windows plus six additional small treatment style rooms, bathroom and storage areas. The truss system on this building can allow for the majority of the walls to be removed or reconfigured if needed. The building lends itself to the option to be split into two CRU units or the ability to have a tenant on the other side of the building if desired. This property provides easy access with street parking in front and high traffic counts with Tim Hortons across the street. A very well maintained building which is priced to sell. The Landlord may consider lease options on the property, please contact a Commercial Realtor for further information on this great property. Listing agent is related to the owner.