



10001 - 10009 104 Avenue  
Grande Prairie, Alberta

MLS # A2185814



**\$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: Basement Shower/Jacuzzi

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 + full basement with potential for healthy monthly rental income + 5 CITY LOTS totaling 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 a full 5 lot w/ building package for \$644,900 or just 2 vacant lots for \$199,900 (A2185819), ALSO AVAILABLE FOR LEASE (A2185820), call your REALTOR&reg; of choice and book your tour today!