

# \$995,000 - 9934 100 Avenue, Grande Prairie

MLS® #A2180129

**\$995,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.14 Acres

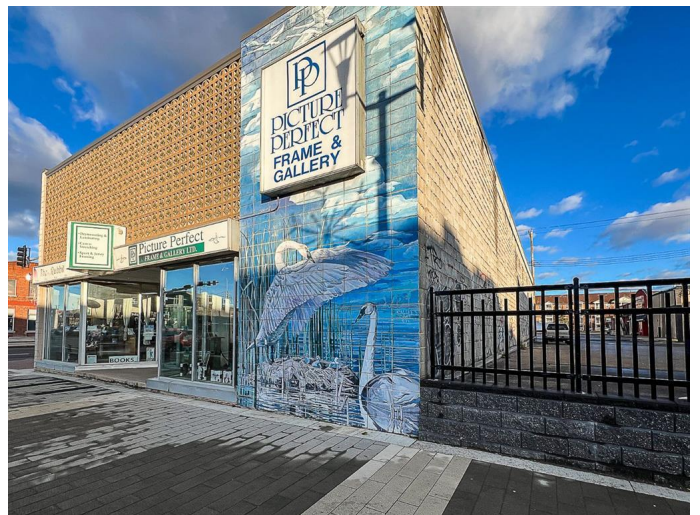
Central Business District., Grande Prairie,  
Alberta

PRIME DOWNTOWN OPPORTUNITY—own a piece of Grande Prairie's history! Located in the heart of our city and situated at one of Grande Prairie's busiest intersections, this property offers unbeatable visibility and maximum exposure for any business.

Designed with versatility in mind, the space includes an open reception area, 2-3 large private offices, expansive workspaces, a staff room, and two 2-piece bathrooms. With both front and rear access, it's a perfect fit for established businesses looking to expand or for those starting a new venture.

The property features 5,493 sq. ft. on the main floor and an additional 5,068 sq. ft. in an open-concept second level, reinforced by a heavy-duty concrete floor—offering the flexibility to suit a wide range of business needs. This well-maintained building is solid structurally, and has seen numerous updates over the years, including a new 'Torch On' roof and insulation, an \$80,000 investment that ensures longevity and efficiency.

Don't miss this exceptional investment opportunity—contact your Commercial Realtor® to arrange a viewing today!



Built in 1963

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2180129  |
| Price  | \$995,000 |

|            |            |
|------------|------------|
| Bathrooms  | 0.00       |
| Acres      | 0.14       |
| Year Built | 1963       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 9934 100 Avenue            |
| Subdivision | Central Business District. |
| City        | Grande Prairie             |
| County      | Grande Prairie             |
| Province    | Alberta                    |
| Postal Code | T8V 0T9                    |

### Interior

|         |             |
|---------|-------------|
| Heating | Natural Gas |
|---------|-------------|

### Exterior

|              |          |
|--------------|----------|
| Construction | Concrete |
| Foundation   | Block    |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 21st, 2024 |
| Days on Market | 179                 |
| Zoning         | CC                  |

### Listing Details

|                |   |
|----------------|---|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|---|

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