

# \$878,000 - 10901 100 Street, Grande Prairie

MLS® #A2223311

**\$878,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

VLA Montrose, Grande Prairie, Alberta

**FOR SALE: 100% Occupied Prime  
Office/Retail Building.**

Welcome to a high-visibility, fully leased commercial investment opportunity situated on the prominent corner of 100 Street and 109 Avenue, with excellent exposure just off 100 Street.

This 6,855 sq. ft. two-storey office/retail building sits on 0.24 acres and features a durable red steel frame and concrete second floor—ideal for soundproofing and long-term structural integrity.

**Property Highlights:**

100% Occupied: Six Units, five tenants under net leases provide stable income.

8.82% cap rate based on 2025 annual projected Base Rent and increasing to 9% in 2026.

**Professional Upgrades:**

Refreshed common areas and updated washrooms

Renovated stairwell with new vinyl treads, LED lighting, and fresh paint

Main floor fully updated with carpet tile flooring and modern finishes



Solid Investment: Net leases in place with reliable tenancy

Prime Corner Location: High foot and vehicle traffic in a desirable commercial corridor

Please note: To respect tenant privacy, photos were taken prior to occupancy.

This is a turn-key investment opportunity in a well-maintained, income-generating asset. Contact your commercial REALTOR® today to arrange a private tour.

Built in 1980

**Essential Information**

|            |            |
|------------|------------|
| MLS® #     | A2223311   |
| Price      | \$878,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1980       |
| Type       | Commercial |
| Sub-Type   | Office     |
| Status     | Active     |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 10901 100 Street |
| Subdivision | VLA Montrose     |
| City        | Grande Prairie   |
| County      | Grande Prairie   |
| Province    | Alberta          |
| Postal Code | T8V 2M9          |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 81             |
| Zoning         | CA             |

**Listing Details**

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