

# \$549,900 - 9731 100 Avenue, Grande Prairie

MLS® #A2186500

**\$549,900**

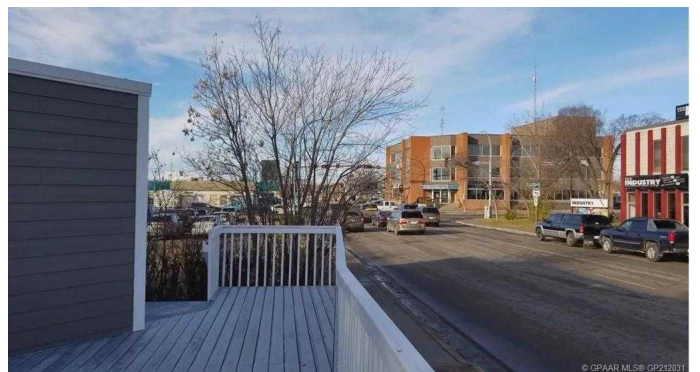
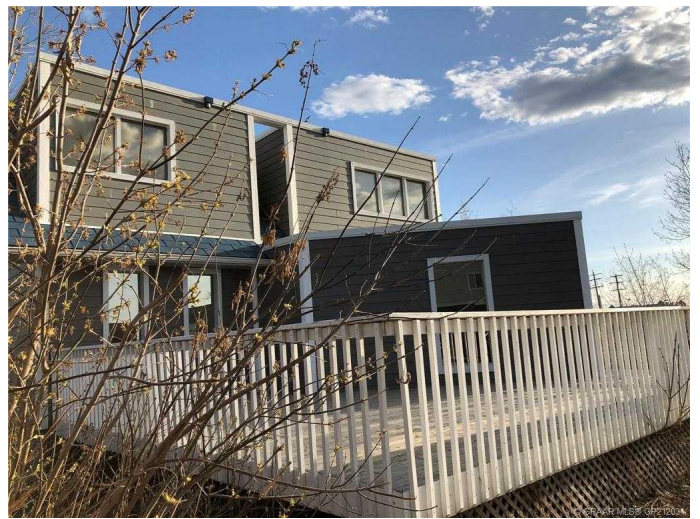
0 Bedroom, 0.00 Bathroom,  
Commercial on 0.14 Acres

Central Business District., Grande Prairie,  
Alberta

The ultimate downtown location with a classy twist of fine finishings. Retail or office space with road frontage on 100th Ave! Extensive renovations completed inside and out. DOWNSTAIRS IS SUITED offering a live-in option or rent generation to offset the mortgage. Hand-scraped hardwood throughout with antique accents of wainscoting line this professional building. Fire rating between units, all new wiring and HVAC, separate zone furnaces. Main floor features a spacious front entrance ideal for reception, retail or showcase space, over-sized office or board room with granite wet bar, half bath and back entry. Showcase stair-well leads to the upper level hosting 3 generous offices, 1 complete with a granite wet bar and all upper offices offer a fascinating view of the downtown core. Downstairs offers a gorgeous 1 bedroom suite with kitchen, backsplash, bar seating, living room, laundry area and 4 pc ensuite. Massive street-side front patio and staff parking in the rear with electrical plugs. Showcase your business with flare in this high-traffic updated building. Existing month-to-month lease in place at \$3500/mo for main and upper levels. Call your Commercial Realtor® today

Built in 1952

## Essential Information



MLS® #	A2186500
Price	\$549,900
Bathrooms	0.00
Acres	0.14
Year Built	1952
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### **Community Information**

Address	9731 100 Avenue
Subdivision	Central Business District.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 0T5

### **Amenities**

Parking Spaces	6
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### **Interior**

Heating	Forced Air, Natural Gas
Cooling	Central Air

### **Exterior**

Lot Description	Near Public Transit
Roof	Asphalt Shingle

### **Additional Information**

Date Listed	February 21st, 2025
Days on Market	21
Zoning	CC

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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