

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

MLS® #A2186500

\$549,900

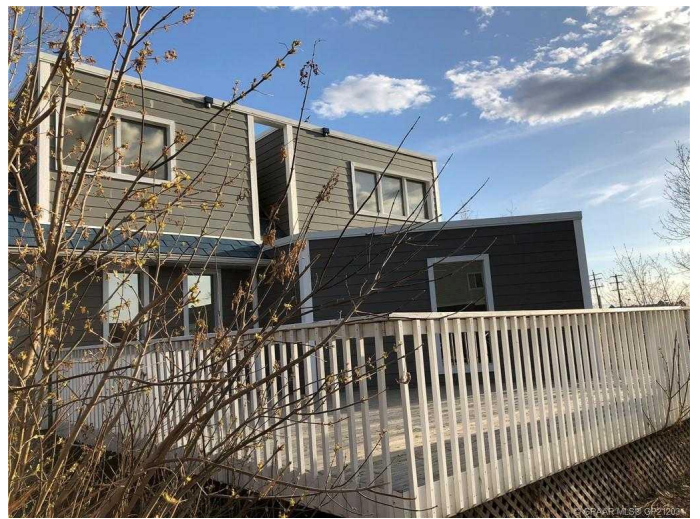
0 Bedroom, 0.00 Bathroom,
Commercial on 0.14 Acres

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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