



GRASSROOTS
REALTY GROUP

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9801 97 Avenue
Grande Prairie, Alberta

MLS # A2249826



\$549,900

Division: Central Business District

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,259 sq.ft.

Zoning: CC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.18 Acre

Sewer: -

Lot Feat: -

Inclusions: refrigerator, window coverings, entrance lift

This is a premier "turnkey" acquisition opportunity in the heart of downtown Grande Prairie. The current owner is prepared to offer a 12-month leaseback on the main floor (or a negotiated portion of the building), providing the purchaser with guaranteed Day 1 income. This unique arrangement mitigates vacancy risk and provides immediate debt-service coverage while the new owner stabilizes the asset or plans a long-term leasing strategy. **Asset Performance & Value-Add Potential** The building comprises ± 4,259 sq. ft. of versatile space across two levels, offering a low-barrier entry into the downtown core with high revenue potential: **Dual-Tenancy Model:** Architecturally suited for a main-floor commercial tenant and an independent upper-level professional office or residential live/work suite. **Yield Projection:** Based on current Central Commercial (CC) zoning trends, the property offers a conceptual gross income range of \$43,000 – \$70,000+ annually (depending on configuration and market verification). **Accessibility Advantage:** The main floor is fully wheelchair accessible, targeting a high-demand, underserved niche for medical, legal, and government-agency tenancies. **Strategic Capital Improvements** Minimize near-term CAPEX and maximize ROI with recent high-value upgrades: **New Flat Roof** (Recently installed) **Modernized exterior siding** and professional entrance **Contemporary interior presentation** aligned with neighboring modern developments **Site Flexibility & Future Upside** **On-Site Parking:** Situated on an 8,000 sq. ft. lot, providing the essential parking required for professional service firms. **Strategic Acquisition:** An adjacent 33' x 122' lot is available for separate purchase, offering a rare "land-bank" opportunity for building expansion, additional parking, or a phased multi-use redevelopment. **Property Specifications Total**

Building Size: ± 4,259 Sq. Ft. Lot Size: 8,000 Sq. Ft. (Plus adjacent lot option) Zoning: CC (Central Commercial) — supports professional, health, and educational uses. Location: Prime Downtown core with high visibility and established foot traffic. Ideal for owner-users seeking to build equity or investors looking for a value-add asset with immediate stability. Additional information and the "Mixed-Use Business Supplement" are available upon request through your Commercial REALTOR®.