GRASSROOTS REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

10027A 100 Avenue
Grande Prairie, Alberta

MLS # A2280671

$519,900

Division:	Central Business District
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	3,900 sq.ft.
Zoning:	CC

Heating:	Forced Air	**Addl. Cost:**	-
Floors:	Concrete, Tile	**Based on Year:**	-
Roof:	Asphalt	**Utilities:**	-
Exterior:	Brick, Concrete	**Parking:**	-
Water:	-	**Lot Size:**	-
Sewer:	-	**Lot Feat:**	-
Inclusions:	None		

Eclectic downtown building with multiple revenue stream poential with a retail area and upstairs suite located on main Street Grande Prairie! Brick and Concrete construction set this building apart and create a timeless look. This unique offering featuring combining a 1950 sqft main floor retail space plus a 1950 sqft 3 bed upper suite that could easily be converted to be 2 separate suites! (BUILDING SALE ONLY) The owners have been operating the store for 20 years and have done many upgrades and renovations to the structure, store, and apartment. For retail benefits, this property is on one of the busiest streets in the newly upgraded downtown core with gorgeous cobblestone walkways and free parking areas. Excellent visibility and signage options for whatever new store your entrepreneurial imagination is creating. The main floor is 1950 sqft and has front and back entrances. The basement is also fully usable as retail and workshop space and the current owners have used it as such in the past. The basement also has a bathroom and a shower. The upstairs suite has 3 bedrooms and 2.5 bathrooms. It has been completely renovated with slate tile floors, new kitchen cabinets, granite counters, and updated luxury bathrooms. There are 2 spare bedrooms and a large master bedroom with an ensuite. At the north end of the building are the living room, kitchen, and dining room.

Copyright (c) 2026 Yuri Smith. Listing data courtesy of Sutton Group Grande Prairie Professionals. Information is believed to be reliable but not guaranteed.