



GRASSROOTS
REALTY GROUP

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10018 101 Avenue
Grande Prairie, Alberta

MLS # A2290156



\$699,900

Division: NONE
Type: Mixed Use
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 3,306 sq.ft.
Zoning: CC

Heating: -	Addl. Cost: -
Floors: -	Based on Year: -
Roof: -	Utilities: -
Exterior: -	Parking: -
Water: -	Lot Size: 0.09 Acre
Sewer: -	Lot Feat: -
Inclusions: NA	

Positioned in the downtown core of Grande Prairie, this solid cinder block commercial building offers a rare opportunity for an investor or business owner looking for space, flexibility, and long term potential. The main floor offers approximately 3,300 sq ft and is currently split into two units. That layout allows for multiple income streams or the option to occupy one side while leasing the other. One side is built out with offices, a waiting room, kitchen area, and bathroom, making it ready for professional or service based use. A rear garage adds secure storage or workspace, a major advantage. Below, you will find an additional 1,800 sq ft basement. The size alone opens up possibilities for storage, inventory, equipment, or future development. Air conditioning is already in place, and the flat roof design was planned with the intention of supporting a future second storey. Opportunities like this do not come up often, especially in a central location with this much square footage and built in flexibility. If you have been waiting for a downtown commercial space with strong fundamentals and income potential, this one deserves a closer look. Call your COMMERCIAL REALTOR® today to book a showing.