

# **\$644,900 - 10001 - 10009 104 Avenue, Grande Prairie**

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MLS® #A2185814

**\$644,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.45 Acres

Avondale., Grande Prairie, Alberta

INCREDIBLE OPPORTUNITY TO OWN A PIECE OF DOWNTOWN GRANDE PRAIRIE! With unbeatable exposure situated right off of 100th Street, this package includes a 1,147sq.ft mixed-use building + full basement with potential for healthy monthly rental income + 5 CITY LOTS totaling 0.45 Acres and flexibly zoned CC (Central Commercial) to allow for a multitude of future use cases (Retail, Office, Restaurant, Apartment, School, Child Care, Recreation, Health Facility, Care Facility, Residential Transition, Residential Multi-Family, etc - Inquire for full list). The current building spans across 3 of the lots and can be utilized for almost any industry (office, massage, family doctor, therapy, etc.), with several rooms on 2 levels that can be used in one operation or rented out to different tenants. Main property also features plenty of parking with potential to add more on the 2 additional lots. With separate titles, this property can be purchased as a full 5 lot w/ building package for \$644,900 or just 2 vacant lots for \$199,900 (A2185819), ALSO AVAILABLE FOR LEASE (A2185820), call your REALTOR® of choice and book your tour today!

Built in 1969

## **Essential Information**

MLS® #	A2185814
Price	\$644,900



Bathrooms	0.00
Acres	0.45
Year Built	1969
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### **Community Information**

Address	10001 - 10009 104 Avenue
Subdivision	Avondale.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V1E5

### **Additional Information**

Date Listed	January 7th, 2025
Days on Market	101
Zoning	CC

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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