

**10027A 100 Avenue
Grande Prairie, Alberta****MLS # A1019475****\$589,000****Division:** Central Business District.**Type:** Retail**Bus. Type:** -**Sale/Lease:** For Sale**Bldg. Name:** -**Bus. Name:** -**Size:** 4,000 sq.ft.**Zoning:** CC**Heating:** Forced Air, Natural Gas**Floors:** Concrete, Tile, Wood**Roof:** Asphalt**Exterior:** Brick, Concrete**Water:** -**Sewer:** -**Inclusions:** apartment main appliances, negotiable on fixtures in store**Addl. Cost:** -**Based on Year:** -**Utilities:** -**Parking:** None**Lot Size:** -**Lot Feat:** -

Eclectic down town Retail space (3900 sqft total retail space) with 3 Bedroom 2000 sqft Executive Apartment above. 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 down town core with gorgeous cobblestone walk ways and free parking areas. Excellent visibility and signage options for whatever new store your entrepreneurial imagination is creating. The main floor is 2000 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 is the living room, kitchen and dining room.