

**10104 101 Avenue
Grande Prairie, Alberta**

MLS # A2147829



\$999,900

Division: Central Business District

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 20,909 sq.ft.

Zoning: CC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Generational Opportunity to Acquire a revenue generating property in the Downtown Core!! This mixed-use building offers three floors of space totaling 20,909 sq.ft. A rare feature is the adjacent parking lot which features 24+ parking stalls. The property has underwent many recent upgrades with 80%+ of the building having new flooring, paint, lighting, finishings. A wide ranging tenant mix offers a solid return on investment and vacant spaces could also allow for a portion of the building to be used for owner-occupancy. The surrounding infrastructure has already been upgraded through the city of Grande Prairie downtown rehabilitation project so no further interruptions should be expected. New developments in the area include a 4-storey & 12-storey mixed use commercial/residential buildings. Potential N.O.I. can exceed \$225,000/year. Call a Commercial Realtor today to obtain more information and to arrange a viewing.