

**10027A 100 Avenue  
Grande Prairie, Alberta**

**MLS # A2148592**



# \$544,900

**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:** 5 appliances in suite

Eclectic main street downtown brick and concrete building FOR SALE 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. THE 3D TOUR LINK TAKES YOU TO THE MAIN FLOOR 3D TOUR, THE MULTI MEDIA LINK TAKES YOU TO THE UPPER SUITE