

**10518 100 Avenue  
Grande Prairie, Alberta**

**MLS # A2179810**



# \$2,795,000

**Division:** College Park

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 13,000 sq.ft.

**Zoning:** CA

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

STAND ALONE MIXED USE PROPERTY OFFERING OVER 13,000 SQ.FT. OF OWNER USER SPACE OR A 3-4 UNIT INVESTMENT PROPERTY THAT CAN OFFER STRONG RETURNS. The oldest adage in Real Estate is location, location, location and this property hits the mark on that every time, with direct exposure to 100 Ave. Grande Prairie a main thru-fare of the city with huge daily traffic counts. Currently demised into 4 individual units configured into the following sizes: Main Floor 4660sq.ft. + Main Floor 2041sq.ft. + 2nd floor 2194sq.ft. + 2nd floor 3100-4000sq.ft. plus additional storage & access areas. The property can easily be re-configured to provide more contiguous space if needed. The property has undergone numerous recent capital improvements and presents in a very modern way with large windows on front exposure, great signage opportunities, 40+ parking stalls, overhead door for loading purposes, high ceiling heights, upgraded plumbing/electrical & HVAC services, five bathrooms and all the amenities needed to suit a variety of potential uses which could include: retail, office, professional service, childcare, medical, entertainment and much more. Truly a great opportunity to acquire an asset that has a long history of successful business operations, remaining economic life of 35+ years and all the factors required to provide success to your operations or your tenants operations on the investment side. Owner is open to exploring vendor financing options if so desired by a potential Buyer. Call a Commercial Realtor for additional information and to book a viewing today!!