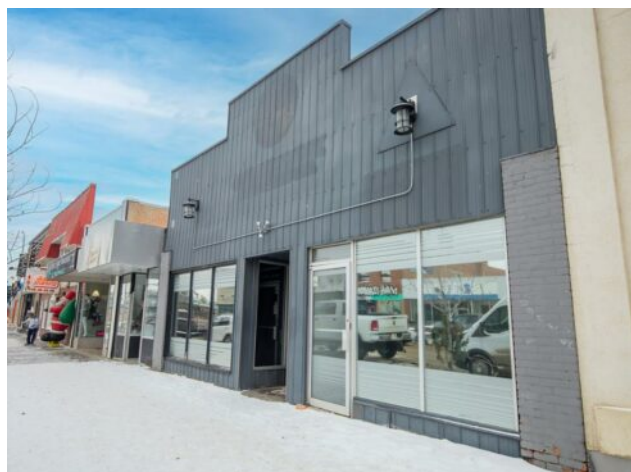


10024 100 Avenue
Grande Prairie, Alberta

MLS # A2015745



\$399,000

Division: Central Business District

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,978 sq.ft.

Zoning: CC

Heating: Forced Air, Natural Gas

Floors: -

Roof: Tar/Gravel

Exterior: Aluminum Siding , Brick

Water: -

Sewer: -

Inclusions: None

Addl. Cost: -

Based on Year: -

Utilities: Cable, Electricity, Natural Gas, Water

Parking: -

Lot Size: 0.10 Acre

Lot Feat: -

Price Drop on this Great Investment Opportunity in downtown Grande Prairie! This fully leased out building is divided into two separate spaces (can easily be converted to one) and is occupied by 2 separate tenants. Unit A is approximately 1440 sqft with an additional 550 sqft mezzanine. Unit B is approximately 2100 sqft. Unit A is leased until March 2027 and Unit B is leased until December 2025