

**10516 99 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2083222**



**\$295,000**

**Division:** College Park

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 847 sq.ft.

**Zoning:** CA

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.18 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

Introducing a rare gem in the heart of Grande Prairie - an 846-square-foot bi-level zoned for commercial use that combines convenience, and versatility. Situated on a double lot in College Park this property boasts ample parking in a developing area, with commercial upgrades throughout, and a large 480 SF heated two-car garage at the rear. With wheelchair access at the rear of the building leading into the main floor, this is a property that truly allows a small business to own its future. The equipment seen in the pictures is not being sold with this listing and is not included in the listing price. To book a showing or request more information, please contact your local Commercial Realtor®.