

# \$995,000 - 9934 100 Avenue, Grande Prairie

MLS® #A2180129

**\$995,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.14 Acres

Central Business District., Grande Prairie,  
Alberta

PRIME DOWNTOWN OPPORTUNITY—own a piece of Grande Prairie's history! Located in the heart of our city and situated at one of Grande Prairie's busiest intersections, this property offers unbeatable visibility and maximum exposure for any business.

Designed with versatility in mind, the space includes an open reception area, 2-3 large private offices, expansive workspaces, a staff room, and two 2-piece bathrooms. With both front and rear access, it's a perfect fit for established businesses looking to expand or for those starting a new venture.

The property features 5,493 sq. ft. on the main floor and an additional 5,068 sq. ft. in an open-concept second level, reinforced by a heavy-duty concrete floor—offering the flexibility to suit a wide range of business needs. This well-maintained building is solid structurally, and has seen numerous updates over the years, including a new 'Torch On' roof and insulation, an \$80,000 investment that ensures longevity and efficiency.

Don't miss this exceptional investment opportunity—contact your Commercial Realtor® to arrange a viewing today!



Built in 1963

## Essential Information

MLS® #	A2180129
Price	\$995,000

Bathrooms	0.00
Acres	0.14
Year Built	1963
Type	Commercial
Sub-Type	Retail
Status	Active

### Community Information

Address	9934 100 Avenue
Subdivision	Central Business District.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 0T9

### Interior

Heating	Natural Gas
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### Exterior

Construction	Concrete
Foundation	Block

### Additional Information

Date Listed	November 21st, 2024
Days on Market	217
Zoning	CC

### Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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