

# \$878,000 - 10901 100 Street, Grande Prairie

MLS® #A2223311

**\$878,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

VLA Montrose, Grande Prairie, Alberta

**FOR SALE: 100% Occupied Prime  
Office/Retail Building.**

Welcome to a high-visibility, fully leased commercial investment opportunity situated on the prominent corner of 100 Street and 109 Avenue, with excellent exposure just off 100 Street.

This 6,855 sq. ft. two-storey office/retail building sits on 0.24 acres and features a durable red steel frame and concrete second floor—ideal for soundproofing and long-term structural integrity.

**Property Highlights:**

100% Occupied: Six Units, five tenants under net leases provide stable income.

8.82% cap rate based on 2025 annual projected Base Rent and increasing to 9% in 2026.

**Professional Upgrades:**

Refreshed common areas and updated washrooms

Renovated stairwell with new vinyl treads, LED lighting, and fresh paint

Main floor fully updated with carpet tile flooring and modern finishes



Solid Investment: Net leases in place with reliable tenancy

Prime Corner Location: High foot and vehicle traffic in a desirable commercial corridor

Please note: To respect tenant privacy, photos were taken prior to occupancy.

This is a turn-key investment opportunity in a well-maintained, income-generating asset. Contact your commercial REALTOR® today to arrange a private tour.

Built in 1980

### Essential Information

MLS® #	A2223311
Price	\$878,000
Bathrooms	0.00
Acres	0.00
Year Built	1980
Type	Commercial
Sub-Type	Office
Status	Active

### Community Information

Address	10901 100 Street
Subdivision	VLA Montrose
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 2M9

### Additional Information

Date Listed	May 21st, 2025
Days on Market	38
Zoning	CA

### Listing Details

Listing Office

CommVest Realty Ltd.

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