

\$949,900 - 10018 101 Avenue, Grande Prairie

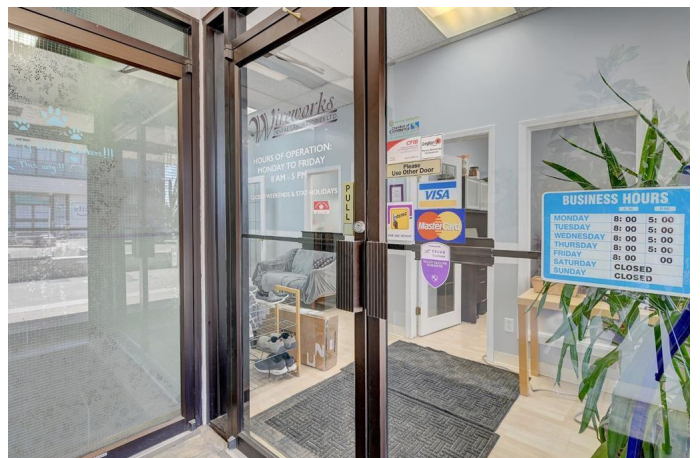
MLS® #A2229662

\$949,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.09 Acres

NONE, Grande Prairie, Alberta

A rare opportunity to own a profitable, well-established dental lab and a centrally located commercial building in Grande Prairie, just steps from the Farmersâ€™™ Market. Wireworks Dental Laboratories has been operating since 1999, serving dentists across Canada with custom orthodontic appliances, dentures, and sleep apnea devices. With four full-time staff and a strong reputation, this niche business is both respected and income producing. The owner is willing to stay on short-term to assist with training and transition, making this a rare turnkey opportunity. The building offers 3,300 sq ft on the main floor, currently divided into two separate units. One is home to Wireworks and includes a front reception area, multiple private offices, kitchen, bathroom, and rear garage. The second unit is leased to a local groomer for \$1,575/month (incl. GST), with a lease in place until February 2026. Downstairs, the 1,800 sq ft basement is accessible from both the front entrance and rear garage, offering excellent flexibility for storage, additional workspace, or future development. Included in the sale is a full suite of dental lab equipment and furnishings: a dental chair, four lab workstations, digital scanner and printer, investment system, vacuum mixer, casting equipment, welders, polishing and trimming tools, and more. With everything in place, a new owner can step in with confidence. The building is constructed with concrete block on a concrete foundation, features air



conditioning and a flat roof, and was originally designed for a second storey, offering long term development potential. Two dedicated parking spots are included, with ample free public parking directly adjacent and behind the Farmersâ€™ Market. Whether you're a dental professional, investor, or entrepreneur looking for a niche business with real staying power, this property offers strong financials, valuable assets, and room to grow. Call your commercial REALTOR® today to arrange a private showing.

Built in 1981

Essential Information

MLS® #	A2229662
Price	\$949,900
Bathrooms	0.00
Acres	0.09
Year Built	1981
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	10018 101 Avenue
Subdivision	NONE
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V0Y1

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
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Interior

Heating	Forced Air
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Exterior

Lot Description	Back Lane, City Lot, Interior Lot
Construction	Other
Foundation	Poured Concrete

Additional Information

Date Listed	June 11th, 2025
Days on Market	18
Zoning	Central Commercial

Listing Details

Listing Office	RE/MAX Grande Prairie
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