# \$440,000 - 9931 100 Avenue, Grande Prairie

MLS® #A2229361

## \$440,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.09 Acres

Central Business District., Grande Prairie, Alberta

BRAND NEW ROOF with 15 yr warranty! Beautifully renovated 3600 sf downtown. 3 unit building priced well below appraised value. This is the ideal opportunity to own a beautiful piece of Downtown and offset your expenses with the revenue from TWO existing leases. The upper floor unit is yours to occupy, lease out or perhaps even split into additional rental spaces for increased revenue. This well maintained, professionally updated building has had numerous upgrades including a just completed new roof and features the rare & coveted amenity of 4 paved parking spaces at the rear of the building. Don't miss this opportunity to add to your investment portfolio or enter into commercial real estate ownership at an affordable price. 2023 appraisal & property inspection on file.





Built in 1954

#### **Essential Information**

MLS® # A2229361
Price \$440,000
Bathrooms 0.00

Acres 0.09 Year Built 1954

Type Commercial

Sub-Type Retail
Status Active

## **Community Information**

Address 9931 100 Avenue

Subdivision Central Business District.

City Grande Prairie
County Grande Prairie

Province Alberta
Postal Code T8V0V1

## **Amenities**

Parking Spaces 4

#### **Additional Information**

Date Listed June 10th, 2025

Days on Market 134 Zoning CC

## **Listing Details**

Listing Office eXp Realty

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