



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

10901 100 Street
Grande Prairie, Alberta

MLS # A2223311



\$878,000

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

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.