



DON'T GAMBLE WITH YOUR HOME.
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ASSOCIATE

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9801 97 Avenue
Grande Prairie, Alberta

MLS # A2249826



\$549,900

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.18 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	refrigerator, window coverings, entrance lift		

You're immersed in due diligence about the Grande Prairie and region economy. Gained insight with resources from the City's 'Invest Grande Prairie' and the County of Grande Prairie's 'Engage' web sites. These positive outlooks have created your inflection point to get started or perhaps expand your business' goods and services offerings - and you just need a location. Here it is and not only that, it's an affordable turnkey building. If new to Grande Prairie and looking at business expenses plus purchasing a home, no need for a coin toss. An upstairs apartment keeps a roof over your head while the business hums along and when it's time, then the home purchase. Grande Prairie 'median' home price is around \$400,000, below locales such as Edmonton, Calgary and Lethbridge. Square footage? Plenty at about 4,000+ square feet over a footprint about 25'X115'. Parking? More than enough on an 8,000 square foot lot. Adjacent vacant gravel 33'X122' lot available if needed for more parking, add-ons. If simply adding a building to your real estate holdings but not sure of a suitable tenant, ask your REALTOR® for the included Mixed Use business brainstorming supplement. Some ideas: health and professional services, daycare/educational uses, creative studios, specialty retail or a cafe/boutique. The layout supports both client-facing and collaborative operations, with the residential space offering live-work convenience. Central Commercial District zoning and Downtown Enhancement Plan supplements attached for more ideas plus validation of the City's commitment to this vital area. also please see: <https://cityofgp.com/economic-development> <https://engagecountypg.ca/>