

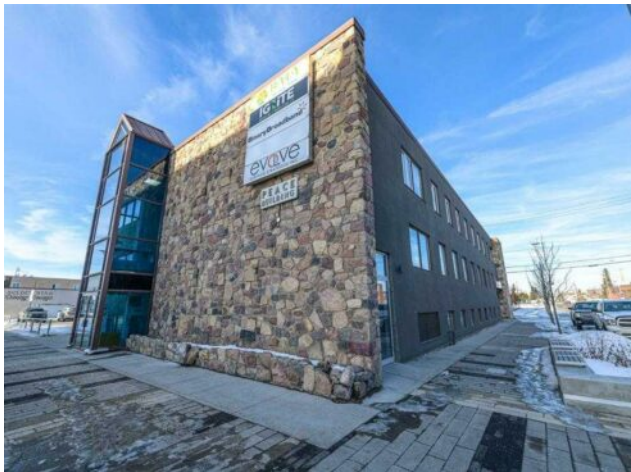


DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

10104 101 Avenue
Grande Prairie, Alberta

MLS # A2147829



\$999,900

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

Generational Opportunity to Acquire a revenue generating property in the Downtown Core!! This mixed-use building offers three floors of space totaling 20,909 sq.ft. A rare feature is the adjacent parking lot which features 24+ parking stalls. The property has underwent many recent upgrades with 80%+ of the building having new flooring, paint, lighting, finishings. A wide ranging tenant mix offers a solid return on investment and vacant spaces could also allow for a portion of the building to be used for owner-occupancy. The surrounding infrastructure has already been upgraded through the city of Grande Prairie downtown rehabilitation project so no further interruptions should be expected. New developments in the area include a 4-storey & 12-storey mixed use commercial/residential buildings. Potential N.O.I. can exceed \$225,000/year. Call a Commercial Realtor today to obtain more information and to arrange a viewing.