

# \$440,000 - 10001 104 Avenue, Grande Prairie

MLS® #A2223561

**\$440,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

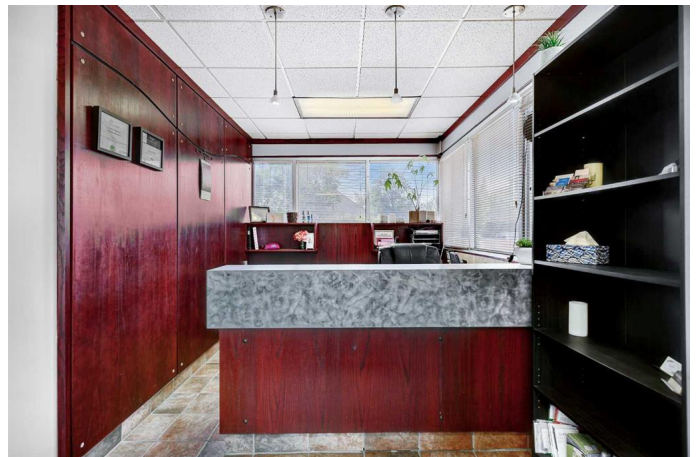
Avondale., Grande Prairie, Alberta

INCREDIBLE OPPORTUNITY TO OWN A PIECE OF DOWNTOWN GRANDE PRAIRIE! With unbeatable exposure situated right off of 100th Street, this 1,147sq.ft building is situated across 3 City Lots zoned totalling 0.27 Acres and zoned CC (Central Commercial) to allow for a multitude of future use cases (Retail, Office, Restaurant, Apartment, School, Child Care, Recreation, Health Facility, Care Facility, Residential Transition, Residential Multi-Family, etc - Inquire for full list). The building can be utilized for almost any industry (office, massage, family doctor, therapy, etc.), with several rooms on 2 levels that can be used in one operation or rented out to different tenants and also features plenty of parking. Don't miss your chance to be a part of our downtown core, contact your REALTOR® of choice and book your tour today!

Built in 1969

## Essential Information

MLS® #	A2223561
Price	\$440,000
Bathrooms	0.00
Acres	0.00
Year Built	1969
Type	Commercial
Sub-Type	Mixed Use
Status	Active



## Community Information

Address	10001 104 Avenue
Subdivision	Avondale.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V1E5

## Additional Information

Date Listed	May 22nd, 2025
Days on Market	51
Zoning	CC

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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