

# \$519,900 - 10027a 100 Avenue, Grande Prairie

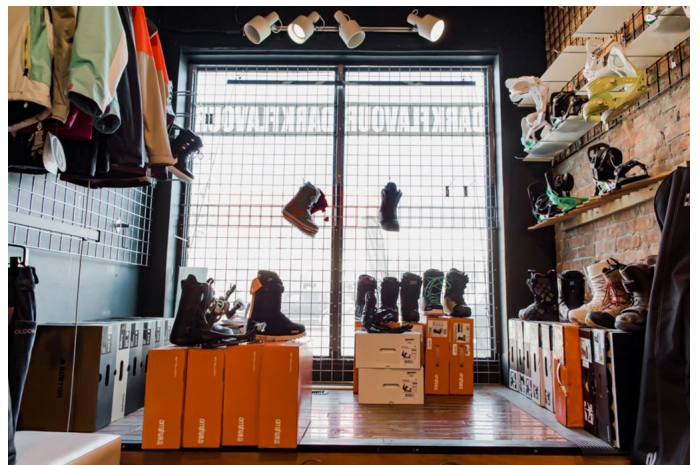
MLS® #A2233248

**\$519,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Central Business District., Grande Prairie,  
Alberta

Eclectic downtown building with multiple revenue stream potential with a retail area and upstairs suite located on main Street Grande Prairie! Brick and Concrete construction set this building apart and create a timeless look. This unique offering featuring combining a 1950 sqft main floor retail space plus a 1950 sqft 3 bed upper suite that could easily be converted to be 2 separate suites! (BUILDING SALE ONLY) The owners have been operating the store for 20 years and have done many upgrades and renovations to the structure, store, and apartment. For retail benefits, this property is on one of the busiest streets in the newly upgraded downtown core with gorgeous cobblestone walkways and free parking areas. Excellent visibility and signage options for whatever new store your entrepreneurial imagination is creating. The main floor is 1950 sqft and has front and back entrances. The basement is also fully usable as retail and workshop space and the current owners have used it as such in the past. The basement also has a bathroom and a shower. The upstairs suite has 3 bedrooms and 2.5 bathrooms. It has been completely renovated with slate tile floors, new kitchen cabinets, granite counters, and updated luxury bathrooms. There are 2 spare bedrooms and a large master bedroom with an ensuite. At the north end of the building are the living room, kitchen, and dining room.



Built in 1956

## Essential Information

MLS® #	A2233248
Price	\$519,900
Bathrooms	0.00
Acres	0.00
Year Built	1956
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information

Address	10027a 100 Avenue
Subdivision	Central Business District.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 0V2

## Interior

Heating	Forced Air
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## Exterior

Roof	Asphalt
Construction	Brick, Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	June 20th, 2025
Days on Market	16
Zoning	CC

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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