

\$549,900 - 9801 97 Avenue, Grande Prairie

MLS® #A2249826

\$549,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.18 Acres

Central Business District., Grande Prairie,
Alberta

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 café/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://engagecountygp.ca/>

Built in 1958

Essential Information

MLS® #	A2249826
Price	\$549,900
Bathrooms	0.00
Acres	0.18
Year Built	1958
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	9801 97 Avenue
Subdivision	Central Business District.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V0M9

Interior

Interior Features	See Remarks
-------------------	-------------

Additional Information

Date Listed	August 22nd, 2025
Days on Market	79
Zoning	CC

Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS® , Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.