\$895,000 - 9934 100 Avenue, Grande Prairie

MLS® #A2261736

\$895,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.14 Acres

Central Business District., Grande Prairie, Alberta

PRIME DOWNTOWN OPPORTUNITYâ€"own a piece of Grande Prairie's history! Located in the heart of our city and situated at one of Grande Prairie's busiest intersections, this property offers unbeatable visibility and maximum exposure for any business.

Designed with versatility in mind, the space includes an open reception area, 2-3 large private offices, expansive workspaces, a staff room, and two 2-piece bathrooms. With both front and rear access, it's a perfect fit for established businesses looking to expand or for those starting a new venture.

The property features 5,493 sq. ft. on the main floor and an additional 5,068 sq. ft. in an open-concept second level, reinforced by a heavy-duty concrete floorâ€"offering the flexibility to suit a wide range of business needs. This well-maintained building is solid structurally, and has seen numerous updates over the years, including a new 'Torch On' roof and insulation, an \$80,000 investment that ensures longevity and efficiency.

Don't miss this exceptional investment opportunityâ€"contact your Commercial Realtor® to arrange a viewing today!

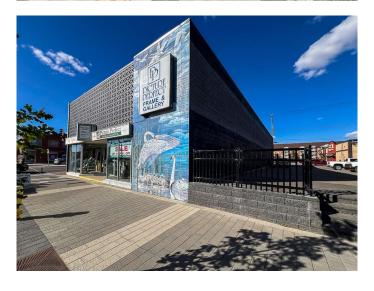
Built in 1963

Essential Information

MLS® # A2261736 Price \$895,000







Bathrooms 0.00 Acres 0.14

Year Built 1963

Type Commercial

Sub-Type Retail
Status Active

Community Information

Address 9934 100 Avenue

Subdivision Central Business District.

City Grande Prairie
County Grande Prairie

Province Alberta
Postal Code T8V 0T9

Interior

Heating Natural Gas

Exterior

Construction Concrete
Foundation Block

Additional Information

Date Listed October 2nd, 2025

Days on Market 13
Zoning CC

Listing Details

Listing Office Sutton Group Grande Prairie Professionals

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