

# \$440,000 - 9931 100 Avenue, Grande Prairie

MLS® #A2229361

**\$440,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.09 Acres

Central Business District., Grande Prairie,  
Alberta

BRAND NEW ROOF with 15 yr warranty!  
Beautifully renovated 3600 sf downtown. 3 unit  
building priced well below appraised value.  
This is the ideal opportunity to own a beautiful  
piece of Downtown and offset your expenses  
with the revenue from TWO existing leases.  
The upper floor unit is yours to occupy, lease  
out or perhaps even split into additional rental  
spaces for increased revenue. This well  
maintained, professionally updated building  
has had numerous upgrades including a just  
completed new roof and features the rare &  
coveted amenity of 4 paved parking spaces at  
the rear of the building. Don't miss this  
opportunity to add to your investment portfolio  
or enter into commercial real estate ownership  
at an affordable price. 2023 appraisal &  
property inspection on file.



Built in 1954

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2229361   |
| Price      | \$440,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.09       |
| Year Built | 1954       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 9931 100 Avenue            |
| Subdivision | Central Business District. |
| City        | Grande Prairie             |
| County      | Grande Prairie             |
| Province    | Alberta                    |
| Postal Code | T8V0V1                     |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 151             |
| Zoning         | CC              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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