



780-380-6207
meghan@meghanrobinson.net

9931 100 Avenue
Grande Prairie, Alberta

MLS # A2146156



\$455,000

Division: Central Business District

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,600 sq.ft.

Zoning: CC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

EXCELLENT INVESTMENT OPPORTUNITY! RENOVATED 3600 SF DOWNTOWN BUILDING PRICED WELL B-E-L-O-W APPRAISED VALUE of \$480,000! This is the ideal opportunity to own &/or own & occupy a part of Downtown with LOWER expenses, as this updated property has TWO new leases in place. The upper unit is yours to occupy, lease out or renovate adding even more additional rental revenue. This well maintained, beautifully renovated, air-conditioned building has had numerous upgrades, is ideally located in the heart of Downtown & is complete with 4 paved parking spaces at the rear. Priced well BELOW appraised value, this is your opportunity to add to your investment portfolio or enter into commercial real estate ownership at an affordable price. Recent appraisal & property inspection on file. This is a rare opportunity so book your viewing today with your favorite REALTOR!