9731 100 Avenue
Grande Prairie, Alberta

MLS # A2186500

$549,900

Division:	Central Business District
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	1,950 sq.ft.
Zoning:	CC

Heating:	Forced Air, Natural Gas	**Addl. Cost:**	-
Floors:	-	**Based on Year:**	-
Roof:	Asphalt Shingle	**Utilities:**	-
Exterior:	-	**Parking:**	-
Water:	-	**Lot Size:**	0.14 Acre
Sewer:	-	**Lot Feat:**	Near Public Transit
Inclusions:	N/A		

The ultimate downtown location with a classy twist of fine finishings. Retail or office space with road frontage on 100th Ave! Extensive renovations completed inside and out. DOWNSTAIRS IS SUITED offering a live-in option or rent generation to offset the mortgage. Hand-scraped hardwood throughout with antique accents of wainscoting line this professional building. Fire rating between units, all new wiring and HVAC, separate zone furnaces. Main floor features a spacious front entrance ideal for reception, retail or showcase space, over-sized office or board room with granite wet bar, half bath and back entry. Showcase stair-well leads to the upper level hosting 3 generous offices, 1 complete with a granite wet bar and all upper offices offer a fascinating view of the downtown core. Downstairs offers a gorgeous 1 bedroom suite with kitchen, backsplash, bar seating, living room, laundry area and 4 pc ensuite. Massive street-side front patio and staff parking in the rear with electrical plugs. Showcase your business with flare in this high-traffic updated building. Existing month-to-month lease in place at $3500/mo for main and upper levels. Call your Commercial Realtor® today