

\$399,900 - 10024 100 Avenue, Grande Prairie

MLS® #A2255548

\$399,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.10 Acres

Central Business District., Grande Prairie,
Alberta

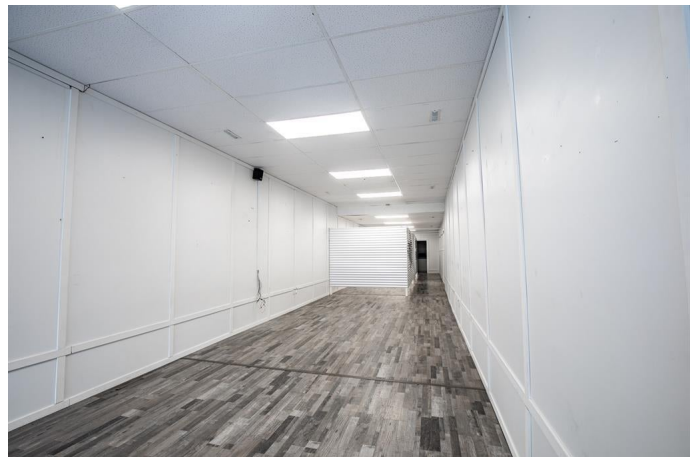
Outstanding visibility, character-rich finishes, and strong investment potential – this downtown Grande Prairie commercial property checks all the boxes. Situated directly on Main Street, this high-traffic location features two fully leased retail units with strong street presence and tenants in place. Unit A: Approx. 1,440 sq ft main + 550 sq ft mezzanine (leased until March 2027)

Unit B: Approx. 2,100 sq ft with original exposed brick feature wall and large front windows (leased until December 2025). Excellent visibility and signage potential on Grande Prairie's busiest street. Heritage charm meets modern retail functionality. Flexible layout - easily converted into one large space or kept separate for multiple tenants. Whether you're looking for a turnkey investment with stable income or a strategic location for your own business, this property delivers.

Built in 1928

Essential Information

MLS® #	A2255548
Price	\$399,900
Bathrooms	0.00
Acres	0.10
Year Built	1928
Type	Commercial



Sub-Type	Retail
Status	Active

Community Information

Address	10024 100 Avenue
Subdivision	Central Business District.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V0V3

Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, Water Available
-----------	--

Interior

Heating	Forced Air, Natural Gas
---------	-------------------------

Exterior

Roof	Tar/Gravel
Construction	Aluminum Siding, Brick

Additional Information

Date Listed	September 9th, 2025
Days on Market	60
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 MLSÂ®, Multiple Listing ServiceÂ® 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.