

# \$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	112
Zoning	CC

## Listing Details

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

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.