

**Heating:** 

Floors:

Roof: Exterior:

Water:

Sewer:

Inclusions:

n/a



## 780-978-5674

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## 10516 99 Avenue Grande Prairie, Alberta

MLS # A2083222



\$295,000

Division:

Type:
Bus. Type:

College Park

Mixed Use

Lot Feat:

Sale/Lease: For Sale

Bldg. Name: 
Bus. Name: 
Size: 847 sq.ft.

Zoning: CA

Addl. Cost: 
Based on Year: 
Utilities: 
Parking: 
Lot Size: 0.18 Acre

Introducing a rare gem in the heart of Grande Prairie - an 846-square-foot bi-level zoned for commercial use that combines convenience, and versatility. Situated on a double lot in College Park this property boasts ample parking in a developing area, with commercial upgrades throughout, and a large 480 SF heated two-car garage at the rear. With wheelchair access at the rear of the building leading into the main floor, this is a property that truly allows a small business to own its future. The equipment seen in the pictures is not being sold with this listing and is not included in the listing price. To book a showing or request more information, please contact your local Commercial Realtor®.