

# \$384,900 - 101 & 201, 9904 100 Avenue, Grande Prairie

MLS® #A2229043

**\$384,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.05 Acres

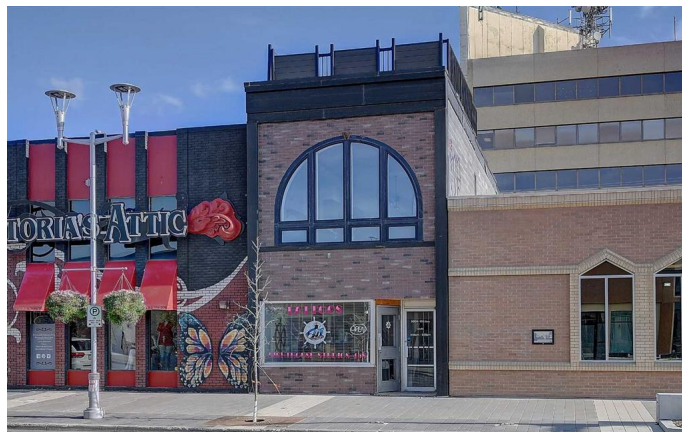
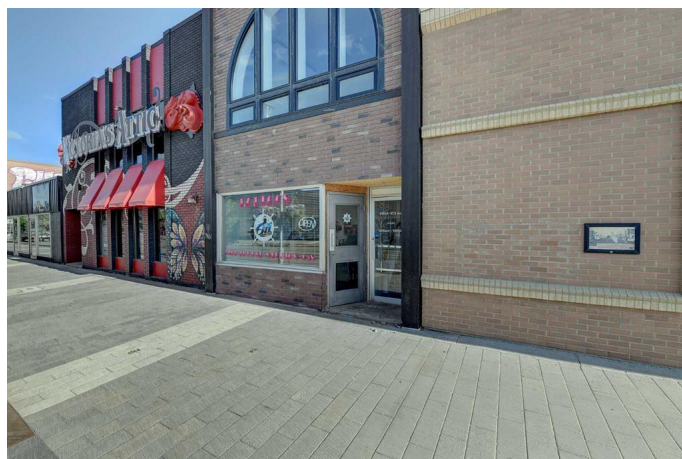
NONE, Grande Prairie, Alberta

Excellent Investment Opportunity in the Heart of Downtown! This fully renovated building generates strong rental income, with the main floor currently leased at \$1,995/month , tenants would like to stay and the upper-level is vacant and was renting out at \$2100/month. The upper suite features a stylish, modern 2-bedroom, 2-bath layout spanning approximately 1,024 sq. ft., and includes a rooftop patio with artificial turfâ€”perfect for tenant relaxation. The main floor offers approximately 977 sq. ft. of commercial or flexible use space, for a total of 2001 sq. ft. across both levels. Additional features include full appliance package in the upper suite, air conditioning on both levels, two designated parking stalls (one per tenant), and separate front and rear access to the upstairs unit. Donâ€™t miss out on this high-potential downtown asset!

Built in 1948

## Essential Information

MLS® #	A2229043
Price	\$384,900
Bathrooms	0.00
Acres	0.05
Year Built	1948
Type	Commercial
Sub-Type	Mixed Use



Status	Active
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### Community Information

Address	101 & 201, 9904 100 Avenue
Subdivision	NONE
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 0T9

### Interior

Heating	Forced Air
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### Exterior

Roof	Flat
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### Additional Information

Date Listed	June 9th, 2025
Days on Market	11
Zoning	CC

### Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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