

\$878,000 - 10901 100 Street, Grande Prairie

MLS® #A2223311

\$878,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

VLA Montrose, Grande Prairie, Alberta

**FOR SALE: 100% Occupied Prime
Office/Retail Building.**

Welcome to a high-visibility, fully leased commercial investment opportunity situated on the prominent corner of 100 Street and 109 Avenue, with excellent exposure just off 100 Street.

This 6,855 sq. ft. two-storey office/retail building sits on 0.24 acres and features a durable red steel frame and concrete second floor—ideal for soundproofing and long-term structural integrity.

Property Highlights:

100% Occupied: Six Units, five tenants under net leases provide stable income.

8.82% cap rate based on 2025 annual projected Base Rent and increasing to 9% in 2026.

Professional Upgrades:

Refreshed common areas and updated washrooms

Renovated stairwell with new vinyl treads, LED lighting, and fresh paint

Main floor fully updated with carpet tile flooring and modern finishes



Solid Investment: Net leases in place with reliable tenancy

Prime Corner Location: High foot and vehicle traffic in a desirable commercial corridor

Please note: To respect tenant privacy, photos were taken prior to occupancy.

This is a turn-key investment opportunity in a well-maintained, income-generating asset. Contact your commercial REALTOR® today to arrange a private tour.

Built in 1980

Essential Information

MLS® #	A2223311
Price	\$878,000
Bathrooms	0.00
Acres	0.00
Year Built	1980
Type	Commercial
Sub-Type	Office
Status	Active

Community Information

Address	10901 100 Street
Subdivision	VLA Montrose
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 2M9

Additional Information

Date Listed	May 21st, 2025
Days on Market	75
Zoning	CA

Listing Details

Listing Office CommVest Realty Ltd.

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