



**DJ Golden**  
**REAL ESTATE**

**780-897-4003**  
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**10124 100 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2255301**



**\$975,000**

**Division:** Central Business District

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 10,342 sq.ft.

**Zoning:** CC

**Heating:** Boiler, Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** 7 fridges and 7 stoves, coin operated washer and dryer

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

INVESTMENT OPPURTUNITY FULLY OCCUPIED Mixed use building features 2 commercial units and 7 residential apartments in the heart of downtown Grande Prairie. Commercial tenants are very long term and residential units always in high demand giving you long term reliable cashflow. Tenant parking located behind the building. Also has coin operated laundry for additional income. Priced to sell at an attractive 8% Cap rate