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11725 105 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Grande Prairie, Alberta



Listing ID:
27149


MLS ID:
A2184371

\$1,150,000



 **GREG SHILLINGTON**
 (780) 832-2922

 Grassroots Realty Group Ltd.
 1-833-477-6687

 11725 105 Street , Grande Prairie , Alberta T8V 8L1

Transaction Type

For Sale

Days On Market

186

Zoning

CA

Subdivision

Royal Oaks

Year Built

2006

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type

Office

Legal Plan

0624891

Building Area (Sq. Ft.)

5980.00

Building Area (Sq. M.)

555.56

Lot Size (Sq. Ft.)

23522

Lot Size (Acres)

0.54

Inclusions

N/A

Restrictions

None Known

Reports

Floor Plans

This meticulously designed standalone building offers a prime investment opportunity with a prestigious AAA tenant on the main floor. The main level boasts 3,069 sq. ft. of space, including 8 offices, a spacious reception area, and a staff kitchen. The lower level is occupied by a second tenant, featuring 2,929 sq. ft., 5 offices, a boardroom, and another large reception area. With ample parking, excellent visibility, and convenient access to the by-pass, this property is perfectly positioned for long-term value. An exceptional addition to any investor's portfolio!

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