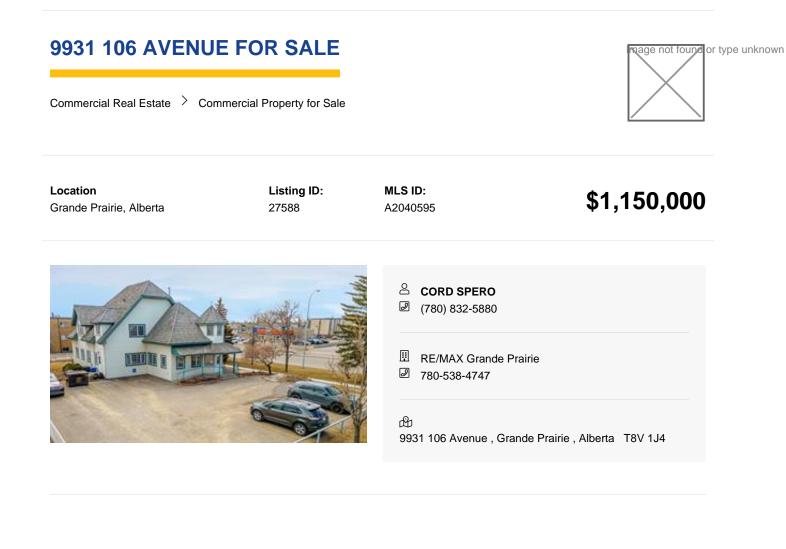


**Generated:** Sep 2, 2025, 2:36:44

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<b>Transaction Type</b>	Days On Market	<b>Zoning</b>
For Sale	865	CT
Subdivision	<b>Year Built</b>	Structure Type
VLA Montrose	1994	Office
Property Type	Property Sub Type	<b>Legal Plan</b>
Commercial	Office	5196MC
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Lot Size (Sq. Ft.)
3729.00	346.43	10208
Lot Size (Acres)	<b>Inclusions</b>	Restrictions
0.23	n/a	None Known
<b>Reports</b> None		

Introducing an exceptional opportunity to establish your business in an iconic office building located in the heart of Grande Prairie. Situated directly off 100th Street, this building boasts a total of 6,030 SF, which includes the basement area. Upon entering the 2,301 SF main floor, you'll be greeted by a functional and inviting reception area. The floor plan includes three spacious offices, a large bullpen with great windows for natural light, and a washroom. Upstairs, the 1,428 SF space offers three additional offices, a boardroom, and flex space. The property features a paved parking lot with 10 stalls, ensuring convenient and secure powered parking for your employees and clients. Moreover, ample additional street parking in the area further enhances accessibility. This is an exceptional opportunity to establish your business in a sought after location with incredible exposure, locations like this simply do not come available often. Call your Commercial Realtor© for more information or to book a showing today.

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