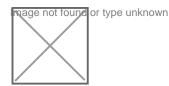


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 9931 106 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Grande Prairie, Alberta

Listing ID: 27588

MLS ID: A2040595

\$1,150,000



**△** CORD SPERO

(780) 832-5880

RE/MAX Grande Prairie

**2** 780-538-4747

rM:

9931 106 Avenue, Grande Prairie, Alberta T8V 1J4

**Transaction Type** 

For Sale

**Days On Market** 

803

**Zoning** CT

Subdivision

**VLA Montrose** 

Year Built

Structure Type
Office

**Property Type** 

Commercial

**Property Sub Type** 

Office

1994

Legal Plan 5196MC

**Building Area (Sq. Ft.)** 

3729.00

Building Area (Sq. M.)

346.43

Lot Size (Sq. Ft.)

10208

Lot Size (Acres)

0.23

Inclusions

n/a

Restrictions
None Known

Reports

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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