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9914 109 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Grande Prairie, Alberta



Listing ID:
27795


MLS ID:
A2104289

\$1,699,000



 **CORD SPERO**
 (780) 832-5880

 RE/MAX Grande Prairie
 780-538-4747

 9914 109 Avenue , Grande Prairie , Alberta T8V 1R6

Transaction Type For Sale	Title Fee Simple	Days On Market 579
Zoning CA	Subdivision VLA Montrose	Year Built 1979
Structure Type Office	Property Type Commercial	Property Sub Type Office
Legal Plan 7920394	Building Area (Sq. Ft.) 13091.00	Building Area (Sq. M.) 1216.18
Lot Size (Sq. Ft.) 12999	Lot Size (Acres) 0.30	Inclusions n/a
Restrictions None Known	Reports None	

Owner Operator, take note! This property boasts an ideal location in the heart of the city center, with ample parking in front for clients and 11 energized parking stalls at the rear for staff. The building has been well-maintained and presents an excellent opportunity for an investor or owner/operators to occupy the upstairs space while leasing out the remainder. Recently updated common areas feature new hallway carpets and tile on the stairs, creating an attractive and modern look. The property includes 11,580 square feet of total leasable area, with 6,900 square feet available on the second floor. Additionally, an elevator could potentially be installed in the South East corner. Don't miss out on this great opportunity, as the property is priced well below replacement value. Call your Commercial Realtor® for more information or to book a showing today.

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