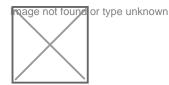


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10070 117 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationGrande Prairie, Alberta

Listing ID: 29546

MLS ID: A2196373 \$2,500,000



 $\stackrel{\circ}{\rightharpoonup}$ Josh Desgagne

(780) 518-7428

Grassroots Realty Group Ltd.

J 1-833-477-6687

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10070 117 Avenue, Grande Prairie, Alberta T8V4K5

Transaction Type

For Sale

Days On Market

186

Zoning

CA

2000

Subdivision

Northridge

Building TypeOffice Building

Year Built

Structure Type

Office

Property TypeCommercial

Building Area (Sq. Ft.)

Property Sub Type

Office

Legal Plan

9922713

Building Area (Sq. M.)

944.54

Lot Size (Sq. Ft.)

50529

Lot Size (Acres)

1.16

Inclusions

All desks as present at time of

possession

Restrictions
None Known

Reports

10167.00

Other Documents

This exceptional commercial opportunity offers +/-10,167sq.ft of office space in a PRIME VISIBILITY LOCATION just off the 116th Ave bypass. The 1.16 Acre lot includes paved parking in front of the building along with a large fenced rear yard, with powered parking stalls and ready for a multitude of uses. The main building is loaded with +/-20 offices, large reception area, boardroom, staffroom, two washrooms and extra open office areas. There is a 30x35 lab (2009) w/ sump & 1-12W x 8H OH door on the East side of the property that could be used as a shop or garage, as well as a large undeveloped area that could easily accommodate an expansion of the main building. Contact your Commercial REALTOR® today for more information! List agent is related to the seller.

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