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## 10070 117 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Grande Prairie, Alberta



**Listing ID:**  
29546

**MLS ID:**  
A2196373

**\$2,500,000**



 **JOSH DESGAGNE**  
 (780) 518-7428

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

 10070 117 Avenue , Grande Prairie , Alberta T8V4K5

**Transaction Type**

For Sale

**Days On Market**

186

**Zoning**

CA

**Subdivision**

Northridge

**Building Type**

Office Building

**Year Built**

2000

**Structure Type**

Office

**Property Type**

Commercial

**Property Sub Type**

Office

**Legal Plan**

9922713

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

10167.00

**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**

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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