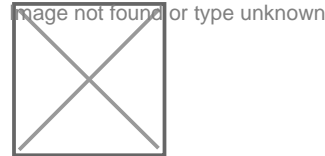


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

9823 116 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Grande Prairie, Alberta



Listing ID:
30983

MLS ID:
A2231486

\$1,499,999



 **MATT YESMANISKI**
 (587) 343-0388

 Sutton Group Grande Prairie Professionals
 780-532-7701

 9823 116 Avenue , Grande Prairie , Alberta T8V 4B4

Transaction Type

For Sale

Days On Market

2

Zoning

CA

Subdivision

VLA Montrose

Building TypeLow Rise (2-4 stories),Mixed Use,Office
Building,Retail,Walk-up**Year Built**

1976

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

4175KS

Building Area (Sq. Ft.)

11000.00

Building Area (Sq. M.)

1021.92

Roof

Flat,Membrane

InclusionsAPPLAINCES,BOARDROOM
FURNITURE**Restrictions**

None Known

Reports

None

PRIME LOCATION Retail Business Centre Multi Tenanted Commercial Building generating over approx \$200,000 gross revenue a year - Prime location! The Macro Centre located on 116th and Resources Road right beside Prairie Mall Shopping Centre and all of it's foot traffic. This is a rare opportunity and offers a great chance to own a mixed use office/retail spot! With 11000 sq/ft including 11 separate office spaces upstairs and 4 ground floor retail spaces, look no further to build your portfolio and increase your passive income stream! Notable features new roof installed in 2023, long term leases in place, great for an owner operator or investor.

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