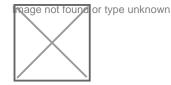


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

9823 116 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Grande Prairie, Alberta

Listing ID:

31720

MLS ID:

A2248977

\$1,499,999



A MATT YESMANISKI

(587) 343-0388

Sutton Group Grande Prairie Professionals

2 780-532-7701

rM1

9823 116 Avenue, Grande Prairie, Alberta T8V 4B4

Transaction Type

For Sale

Days On Market

Zoning CA

126

Subdivision

VLA Montrose

Building Type

Low 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

Inclusions

APPLINACES AND BOARDROOM

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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