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## 9717 97 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Grande Prairie, Alberta

**Listing ID:**  
32587


**MLS ID:**  
A2264879

**\$3,200,000**



 **CORD SPERO**  
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 RE/MAX Grande Prairie  
 780-538-4747

 9717 97 Avenue , Grande Prairie , Alberta T8V 6L9

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 62
<b>Zoning</b> CC	<b>Subdivision</b> Central Business District	<b>Year Built</b> 1972
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 2749MC	<b>Building Area (Sq. Ft.)</b> 34644.00	<b>Building Area (Sq. M.)</b> 3218.51
<b>Lot Size (Sq. Ft.)</b> 114127	<b>Lot Size (Acres)</b> 2.62	<b>Lot Features</b> Corner Lot
<b>Inclusions</b> n/a	<b>Restrictions</b> None Known	<b>Reports</b> None

This 34,644 sq.ft. property offers exceptional versatility and visibility, situated on 2.62 acres along Grande Prairie's well-traveled Resources Road. A true community landmark, the site provides a blend of office and warehouse space with the flexibility to be reconfigured to meet virtually any business need. The fully paved lot ensures ample parking and excellent functionality, making it ideal for a wide range of commercial uses. Available for sale or lease, this property presents a rare opportunity in a prime central location. Call your Commercial Realtor® today for more information or to arrange a private viewing.

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