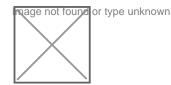


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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

**(780)** 832-5880

RE/MAX Grande Prairie

**2** 780-538-4747

rM1

9717 97 Avenue, Grande Prairie, Alberta T8V 6L9

Transaction Type Title Days On Market

For Sale Fee Simple 62

ZoningSubdivisionYear BuiltCCCentral Business District1972

Structure Type Property Type Property Sub Type

Industrial Commercial Industrial

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

2749MC 34644.00 3218.51

Lot Size (Sq. Ft.)

Lot Size (Acres)

Lot Features

2.62

Corner Lot

InclusionsRestrictionsReportsn/aNone KnownNone

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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