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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**
 (780) 832-5880

 RE/MAX Grande Prairie
 780-538-4747

 9717 97 Avenue , Grande Prairie , Alberta T8V 6L9

Transaction Type For Sale	Title Fee Simple	Days On Market 235
Zoning CC	Subdivision Central Business District	Year Built 1972
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 2749MC	Building Area (Sq. Ft.) 34644.00	Building Area (Sq. M.) 3218.51
Lot Size (Sq. Ft.) 114127	Lot Size (Acres) 2.62	Lot Features Corner Lot
Inclusions n/a	Restrictions None Known	Reports 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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