

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  
 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> 235
<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.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.