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## 9823 116 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Grande Prairie, Alberta

**Listing ID:**  
33420

**MLS ID:**  
A2277008

**\$1,599,900**



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 **9823 116 Avenue , Grande Prairie , Alberta T8V 4B4**

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Zoning</b>
For Sale	4	CA
<b>Subdivision</b>	<b>Building Type</b>	<b>Year Built</b>
VLA Montrose	Low Rise (2-4 stories),Mixed Use,Office Building,Retail,Walk-up	1976
<b>Structure Type</b>	<b>Property Type</b>	<b>Property Sub Type</b>
Mixed Use	Commercial	Mixed Use
<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>
4175KS	11000.00	1021.92
<b>Roof</b>	<b>Inclusions</b>	<b>Restrictions</b>
Flat,Membrane	boardroom furniture appliances	None Known
<b>Reports</b>		
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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