

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.

## 10413 67 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Grande Prairie, Alberta



**Listing ID:**  
33693


**MLS ID:**  
A2280591

**\$6,300,000**



 **JORDAN MENZIES**  
 (780) 933-4015

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

 10413 67 Avenue , Grande Prairie , Alberta T8W 0H4

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 2	<b>Zoning</b> CG
<b>Subdivision</b> Stone Ridge	<b>Year Built</b> 2025	<b>Structure Type</b> Office
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office	<b>Legal Plan</b> 2321317
<b>Building Area (Sq. Ft.)</b> 13933.00	<b>Building Area (Sq. M.)</b> 1294.41	<b>Lot Size (Sq. Ft.)</b> 43560
<b>Lot Size (Acres)</b> 1.00	<b>Roof</b> Membrane	<b>Commercial Amenities</b> Elevator Passenger,Paved Yard
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> Floor Plans

NEW CONSTRUCTION---“AAA MEDICAL COMPLEX” WITH LONGER TERM TENANTS IN PLACE. The HoffosMenzie's Group is proud to offer for sale this generational investment opportunity. Building construction was completed in 2025 with tenant's interior improvements to be completed in 2026. Once completed the property will be a state of the art medical facility with high-end exterior & interior finishing's offering huge long term value to the tenant as well as the Owner. 13,933 SQ.FT. over the two floors with 11,255 SQ.FT(RSF) of incoming producing space. Floor to ceiling windows, beautiful elevations, stone accents, high end façade, stunning feature entryway & modern architecture provide a Landmark building that will bring value to you portfolio for years to come. Main floor offers a 20yr. lease term on 5434 SQ.FT. Upper floor offers a 10yr. lease term on 5821 SQ.FT. and is conveniently serviced via Otis elevator as well as stair well. Both leases offer strong escalations during the term. One Acre lot is fully irrigated & landscaped, paved parking with 45 parking stalls(1per/250sq.ft. of lease space) strategically located in Stone Ridge which is one of Grande Prairie's fastest growing professional, medical & commercial areas. Investment opportunities with the combination of a new construction building plus this level of covenant strength are very rare. See listing supplements for additional documentation, contact a Commercial Realtor to arrange a private property tour.

**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.