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## 104, 9899 112 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Grande Prairie, Alberta



**Listing ID:**  
33750


**MLS ID:**  
A2281692

**\$375,000**



 **CORD SPERO**  
 (780) 832-5880

 RE/MAX Grande Prairie  
 780-538-4747

 104, 9899 112 Avenue , Grande Prairie , Alberta T8V 7T2

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 2
<b>Zoning</b> CA	<b>Subdivision</b> VLA Montrose	<b>Building Type</b> Retail
<b>Year Built</b> 1999	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 9926564	<b>Building Area (Sq. Ft.)</b> 2500.00
<b>Building Area (Sq. M.)</b> 232.26	<b>Lot Size (Sq. Ft.)</b> 834	<b>Lot Size (Acres)</b> 0.02
<b>Heating</b> Natural Gas	<b>Inclusions</b> n/a	<b>Restrictions</b> None Known
<b>Reports</b> None		

Versatile commercial space located in a landmark plaza that is ideal for an owner operator to make their own. The current owner has outgrown the space and needs to upsize, the location has been great for their business. This property consists of a total of 2,500 sq.ft. which includes 1,000 sq.ft. of mezzanine area and offers great exposure onto 98 Street with ample parking for clients. Currently the unit is operating as a retail location, with offices and staff area upstairs, but would be ideal as a professional space or any number of business'. This could be your chance to own your own building and have your business pay the rent at a price point that will not break the bank. Call your Commercial Realtor® today to book a showing.

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