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10070 117 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Grande Prairie, Alberta

Listing ID:
34158

MLS ID:
A2288943

\$2,250,000



 **MORGAN MACLEAN**
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 Grassroots Realty Group Ltd.
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 10070 117 Avenue , Grande Prairie , Alberta T8V4K5

Transaction Type For Sale	Days On Market 64	Zoning CA
Subdivision Northridge	Building Type Office Building	Year Built 2000
Structure Type Office	Property Type Commercial	Property Sub Type Office
Legal Plan 9922713	Building Area (Sq. Ft.) 10167.00	Building Area (Sq. M.) 944.54
Lot Size (Sq. Ft.) 50529	Lot Size (Acres) 1.16	Inclusions All Desks Chairs
Restrictions None Known	Reports Other Documents	

This exceptional commercial opportunity offers +/-10,167sq.ft of office space in a PRIME VISIBILITY LOCATION just off the 116th Ave bypass. The 1.16 Acre lot includes paved parking in front of the building along with a large fenced rear yard, with powered parking stalls and ready for a multitude of uses. The main building is loaded with +/-20 offices, large reception area, boardroom, staffroom, two washrooms and extra open office areas. There is a 30x35 lab (2009) w/ sump & 1-12W x 8H OH door on the East side of the property that could be used as a shop or garage, as well as a large undeveloped area that could easily accommodate an expansion of the main building. Contact your Commercial REALTOR® today for more information! List agent is related to the seller.

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