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9914 109 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Grande Prairie, Alberta



Listing ID:
34412


MLS ID:
A2285455

\$1,599,000



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


9914 109 Avenue , Grande Prairie , Alberta T8V 1R6

Transaction Type For Sale	Title Fee Simple	Days On Market 83
Zoning CA	Subdivision VLA Montrose	Year Built 1979
Structure Type Office	Property Type Commercial	Property Sub Type Office
Legal Plan 7920394	Building Area (Sq. Ft.) 13090.00	Building Area (Sq. M.) 1216.09
Lot Size (Sq. Ft.) 12999	Lot Size (Acres) 0.30	Inclusions n/a
Restrictions None Known	Reports None	

Owner-operators take note. This well-maintained commercial building is ideally located in the heart of the city center and offers an excellent opportunity to occupy the upper floor while generating income from the remaining leased space. The property features 11,580 SF of total leasable area, including 6,900 SF available on the second floor, making it ideal for a professional office user or expanding business. Ample client parking is available at the front, with 11 energized stalls at the rear for staff. Recent upgrades include refreshed common areas with LED hallway lighting, new paint, and carpet tiles, creating a clean and modern feel throughout. The parking lot has also been recently resealed, extending its lifespan for years to come. The layout allows for the potential installation of an elevator in the southeast corner to improve accessibility. Opportunities like this rarely become available at a price well below replacement cost. Call your Commercial Realtor® today for more information or to book a private showing.

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