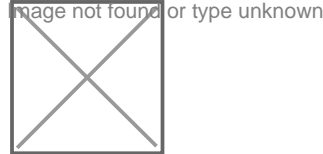


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 10002 96 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
La Crete, Alberta



**Listing ID:**  
35492

**MLS ID:**  
A2316409

**\$749,900**



 **GERALD FRIESEN**  
 (780) 380-9166

 Grassroots Realty Group Ltd.  
 1-833-477-6687

 10002 96 Avenue , La Crete , Alberta T0H2H0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 1	<b>Zoning</b> I
<b>Subdivision</b> NONE	<b>Year Built</b> 1966	<b>Structure Type</b> Office
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office	<b>Legal Plan</b> 7820147
<b>Building Area (Sq. Ft.)</b> 4240.00	<b>Building Area (Sq. M.)</b> 393.91	<b>Lot Size (Sq. Ft.)</b> 12196
<b>Lot Size (Acres)</b> 0.28	<b>Inclusions</b> NA	<b>Restrictions</b> Non-Smoking Building
<b>Reports</b> None		

**\*\* Commercial Investment Opportunity \*\*** This building is located in an absolutely prime time location! It has numerous leasing opportunities. For a creative savvy investor this building has great cash flow potential. One of the best/unique parts about this opportunity is that it comes with an additional lot located at 9602 100 street which is 0.32 acres. These opportunities are rare; we look forward to helping answer your questions. Call your favorite agent to view today!

**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](#).

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