

9717 97 Avenue  
Grande Prairie, Alberta

MLS # A2264879



**\$3,200,000**

**Division:** Central Business District

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 34,644 sq.ft.

**Zoning:** CC

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 2.62 Acres

**Sewer:** -

**Lot Feat:** Corner Lot

**Inclusions:** n/a

This 34,644 sq.ft. property offers exceptional versatility and visibility, situated on 2.62 acres along Grande Prairie's well-traveled Resources Road. A true community landmark, the site provides a blend of office and warehouse space with the flexibility to be reconfigured to meet virtually any business need. The fully paved lot ensures ample parking and excellent functionality, making it ideal for a wide range of commercial uses. Available for sale or lease, this property presents a rare opportunity in a prime central location. Call your Commercial Realtor today for more information or to arrange a private viewing.