

**9914 109 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2104289**



**\$1,699,000**

**Division:** VLA Montrose

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 13,091 sq.ft.

**Zoning:** CA

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.30 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

Owner Operator, take note! This property boasts an ideal location in the heart of the city center, with ample parking in front for clients and 11 energized parking stalls at the rear for staff. The building has been well-maintained and presents an excellent opportunity for an investor or owner/operators to occupy the upstairs space while leasing out the remainder. Recently updated common areas feature new hallway carpets and tile on the stairs, creating an attractive and modern look. The property includes 11,580 square feet of total leasable area, with 6,900 square feet available on the second floor. Additionally, an elevator could potentially be installed in the South East corner. Don't miss out on this great opportunity, as the property is priced well below replacement value. Call your Commercial Realtor&copy; for more information or to book a showing today.