# \$1,699,000 - 9914 109 Avenue, Grande Prairie

MLS® #A2104289

#### \$1,699,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.30 Acres

VLA Montrose, Grande Prairie, Alberta

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© for more information or to book a showing today.

Built in 1979

### **Essential Information**

MLS® # A2104289 Price \$1,699,000

Bathrooms 0.00 Acres 0.30 Year Built 1979

Type Commercial

Sub-Type Office Status Active







## **Community Information**

Address 9914 109 Avenue

Subdivision VLA Montrose
City Grande Prairie
County Grande Prairie

Province Alberta

Postal Code T8V 1R6

#### **Additional Information**

Date Listed January 29th, 2024

Days on Market 629 Zoning CA

## **Listing Details**

Listing Office RE/MAX Grande Prairie

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