# \$2,350,000 - 10070 117 Avenue, Grande Prairie

MLS® #A2196373

### \$2,350,000

0 Bedroom, 0.00 Bathroom, Commercial on 1.16 Acres

Northridge., Grande Prairie, Alberta

This exceptional commercial opportunity offers +/-10,167sq.ft of office space in a PRIME VISIBILITY LOCATION just off the 116th Ave bypass. The 1.16 Acre lot includes paved parking in front of the building along with a large fenced rear yard, with powered parking stalls and ready for a multitude of uses. The main building is loaded with +/-20 offices, large reception area, boardroom, staffroom, two washrooms and extra open office areas. There is a 30x35 lab (2009) w/ sump & 1-12W x 8H OH door on the East side of the property that could be used as a shop or garage, as well as a large undeveloped area that could easily accommodate an expansion of the main building. Contact your Commercial REALTOR® today for more information! List agent is related to the seller.



#### **Essential Information**

MLS® # A2196373 Price \$2,350,000

Bathrooms 0.00 Acres 1.16 Year Built 2000

Type Commercial

Sub-Type Office Status Active

### **Community Information**







Address 10070 117 Avenue

Subdivision Northridge.

City Grande Prairie

County Grande Prairie

Province Alberta

Postal Code T8V4K5

#### **Additional Information**

Date Listed February 27th, 2025

Days on Market 235

Zoning CA

## **Listing Details**

Listing Office Grassroots Realty Group Ltd.

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