# \$1,150,000 - 9931 106 Avenue, Grande Prairie

MLS® #A2040595

\$1,150,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.23 Acres

VLA Montrose, Grande Prairie, Alberta

Introducing an exceptional opportunity to establish your business in an iconic office building located in the heart of Grande Prairie. Situated directly off 100th Street, this building boasts a total of 6,030 SF, which includes the basement area. Upon entering the 2,301 SF main floor, you'll be greeted by a functional and inviting reception area. The floor plan includes three spacious offices, a large bullpen with great windows for natural light, and a washroom. Upstairs, the 1,428 SF space offers three additional offices, a boardroom, and flex space. The property features a paved parking lot with 10 stalls, ensuring convenient and secure powered parking for your employees and clients. Moreover, ample additional street parking in the area further enhances accessibility. This is an exceptional opportunity to establish your business in a sought after location with incredible exposure, locations like this simply do not come available often. Call your Commercial Realtor© for more information or to book a showing today.







Built in 1994

#### **Essential Information**

MLS® # A2040595 Price \$1,150,000

Bathrooms 0.00 Acres 0.23 Year Built 1994 Type Commercial

Sub-Type Office Status Active

## **Community Information**

Address 9931 106 Avenue

Subdivision VLA Montrose
City Grande Prairie
County Grande Prairie

Province Alberta
Postal Code T8V 1J4

### **Additional Information**

Date Listed April 17th, 2023

Days on Market 930 Zoning CT

### **Listing Details**

Listing Office RE/MAX Grande Prairie

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