

# \$1,499,999 - 9823 116 Avenue, Grande Prairie

MLS® #A2248977

**\$1,499,999**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

VLA Montrose, Grande Prairie, Alberta

PRIME LOCATION Retail Business Centre  
Multi Tenanted Commercial Building  
generating over approx \$200,000 gross  
revenue a year - Prime location! The Macro  
Centre located on 116th and Resources Road  
right beside Prairie Mall Shopping Centre and  
all of it's foot traffic. This is a rare opportunity  
and offers a great chance to own a mixed use  
office/retail spot! With 11000 sq/ft including 11  
separate office spaces upstairs and 4 ground  
floor retail spaces, look no further to build your  
portfolio and increase your passive income  
stream! Notable features new roof installed in  
2023, long term leases in place, great for an  
owner operator or investor.

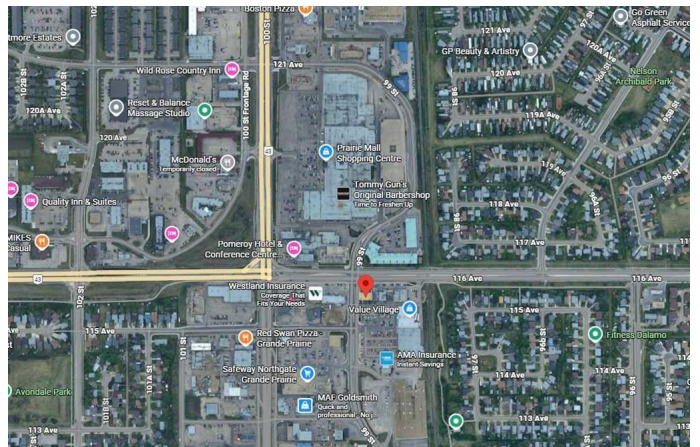
Built in 1976

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2248977    |
| Price      | \$1,499,999 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1976        |
| Type       | Commercial  |
| Sub-Type   | Mixed Use   |
| Status     | Active      |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9823 116 Avenue |
| Subdivision | VLA Montrose    |



|             |                |
|-------------|----------------|
| City        | Grande Prairie |
| County      | Grande Prairie |
| Province    | Alberta        |
| Postal Code | T8V 4B4        |

### Exterior

|      |                |
|------|----------------|
| Roof | Membrane, Flat |
|------|----------------|

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 59                |
| Zoning         | CA                |

### Listing Details

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

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