

9914 109 Avenue  
Grande Prairie, Alberta

MLS # A2285455



**\$1,599,000**

**Division:** VLA Montrose

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 13,090 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-operators take note. This well-maintained commercial building is ideally located in the heart of the city center and offers an excellent opportunity to occupy the upper floor while generating income from the remaining leased space. The property features 11,580 SF of total leasable area, including 6,900 SF available on the second floor, making it ideal for a professional office user or expanding business. Ample client parking is available at the front, with 11 energized stalls at the rear for staff. Recent upgrades include refreshed common areas with LED hallway lighting, new paint, and carpet tiles, creating a clean and modern feel throughout. The parking lot has also been recently resealed, extending its lifespan for years to come. The layout allows for the potential installation of an elevator in the southeast corner to improve accessibility. Opportunities like this rarely become available at a price well below replacement cost. Call your Commercial Realtor&reg; today for more information or to book a private showing.