

9917 112 Avenue  
Grande Prairie, Alberta

MLS # A2298017



**\$965,000**

Division: VLA Montrose

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 6,250 sq.ft.

Zoning: CA

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.26 Acre

Sewer: -

Lot Feat: -

Inclusions: n/a

Centrally located in the heart of Grande Prairie, this extremely cost-effective property offers an ideal combination of warehouse/storage space with 20' ceiling height and a professional front office or retail, making it perfect for businesses servicing the local market. The building features a fenced yard, a 26' covered rear loading area with convenient alley access, mezzanine space, and an air-conditioned front office/retail area, 200 Amp, 3-phase power, all within a clean and well-maintained facility. The upstairs portion of the building is currently leased to a strong tenant through mid-2027 with no intentions of leaving, generating \$18,000 per annum and providing income for an owner-user on the main floor. The 5,000 sq.ft. main floor footprint will be available for occupancy on October 1, 2026. Opportunities at this price point are hard to find—call your Commercial Realtor® today for more information or to book a showing.