

**9717 97 Avenue  
Grande Prairie, Alberta****MLS # A1222446****\$12 per sq.ft.****Division:** Central Business District**Type:** Industrial**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 25,313 sq.ft.**Zoning:** CC**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** 2.62 Acres**Sewer:** -**Lot Feat:** -**Inclusions:** n/a

This 37,200 SF centrally located versatile property can be leased as a whole or demised to fit almost any requirement. Located just off of Resources Road the property is a landmark in the Grande Prairie community making it well situated for nearly any business looking for a location that they are sure to be seen. The property currently offers both office and warehouse space but is easily converted to suit any requirement. Call your Commercial Realtor today for more information or to book a showing.