

9667 Hillcrest Drive  
Grande Prairie, Alberta

MLS # A2017134



**\$375,000**

Division: Hillside

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,324 sq.ft.

Zoning: CL

Heating: Forced Air, Natural Gas

Floors: -

Roof: Asphalt Shingle

Exterior: Stucco, Wood Frame

Water: -

Sewer: -

Inclusions: Stove in basement and Sheds

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

**INVESTOR ALERT!** This property is looking for a new owner - Currently rented on a 5 year lease to a daycare facility. It has over 2600 sqft of usable space along with plenty of yard space. Main floor has an open common area, 2 offices, staff area and storage space. Basement level has 2 washrooms, open common area, kitchen area, mechanical and storage areas. Large fenced yard area has lots of potential as well for future development.