

**9931 106 Avenue  
Grande Prairie, Alberta**

**MLS # A2040595**



# \$1,150,000

**Division:** VLA Montrose

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,729 sq.ft.

**Zoning:** CT

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.23 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

Introducing an exceptional opportunity to establish your business in an iconic office building located in the heart of Grande Prairie. Situated directly off 100th Street, this building boasts a total of 6,030 SF, which includes the basement area. Upon entering the 2,301 SF main floor, you'll be greeted by a functional and inviting reception area. The floor plan includes three spacious offices, a large bullpen with great windows for natural light, and a washroom. Upstairs, the 1,428 SF space offers three additional offices, a boardroom, and flex space. The property features a paved parking lot with 10 stalls, ensuring convenient and secure powered parking for your employees and clients. Moreover, ample additional street parking in the area further enhances accessibility. This is an exceptional opportunity to establish your business in a sought after location with incredible exposure, locations like this simply do not come available often. Call your Commercial Realtor&copy; for more information or to book a showing today.