

**104, 9899 112 Avenue
Grande Prairie, Alberta****MLS # A2066489****\$399,000****Division:** VLA Montrose**Type:** Retail**Bus. Type:** -**Sale/Lease:** For Sale**Bldg. Name:** -**Bus. Name:** -**Size:** 2,500 sq.ft.**Zoning:** CA**Heating:** Natural Gas**Floors:** -**Roof:** -**Exterior:** -**Water:** -**Sewer:** -**Inclusions:** n/a**Addl. Cost:** -**Based on Year:** -**Utilities:** -**Parking:** -**Lot Size:** 0.02 Acre**Lot Feat:** -

Versatile commercial space located in a landmark plaza that is ideal for an owner operator to make their own. The current owner has outgrown the space and needs to upsize, the location has been great for their business. This property consists of a total of 2,500 sq.ft. which includes 1,000 sq.ft. of mezzanine area and offers great exposure onto 98 Street with ample parking for clients. Currently the unit is operating as a retail location, with offices and staff area upstairs, but would be ideal as a professional space or any number of business'. This could be your chance to own your own building and have your business pay the rent at a price point that will not break the bank. Call your Commercial Realtor® today to book a showing.