

**11725 105 Street  
Grande Prairie, Alberta****MLS # A2184371****\$1,150,000****Division:** Royal Oaks**Type:** Office**Bus. Type:** -**Sale/Lease:** For Sale**Bldg. Name:** -**Bus. Name:** -**Size:** 5,980 sq.ft.**Zoning:** CA**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** 0.54 Acre**Sewer:** -**Lot Feat:** -**Inclusions:** N/A

This meticulously designed standalone building offers a prime investment opportunity with a prestigious AAA tenant on the main floor. The main level boasts 3,069 sq. ft. of space, including 8 offices, a spacious reception area, and a staff kitchen. The lower level is occupied by a second tenant, featuring 2,929 sq. ft., 5 offices, a boardroom, and another large reception area. With ample parking, excellent visibility, and convenient access to the by-pass, this property is perfectly positioned for long-term value. An exceptional addition to any investor's portfolio!