



**GRASSROOTS**  
REALTY GROUP

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**1800 Pine Plaza  
Grande Cache, Alberta**

**MLS # A2261611**

**\$3,500,000**



**Division:** NONE

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 15,880 sq.ft.

**Zoning:** r

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

What an opportunity to own a Commercial building in a growing town of Grande Cache. This downtown Office / multi purpose building is available. This property can be The business you are looking for. Owner Operator, take note! This property boasts an ideal location in the heart of Grande Cache, with ample parking in front for clients and all occupied units. The building has been well-maintained and presents an excellent opportunity for an investor or owner/operator. It presently has some anchor tenants. There is a restaurant on the main floor, Real Estate Company, Cannabis Store, and up stairs there is already a Tattoo shop with Hair Salon, and 3 other spots currently rented as office space along with a contracting business. There is also unfinished space available upstairs for new tenants build to suit. Also on the lower level of this building is a large Room used for banquets, Dances and there is also rentable inside storage units. Over the years the common areas have been updated and the exterior of the building is very attractive and has also been updated over the past 10 years. Additionally, an elevator could potentially be installed int this building as there is space to do so. Don't miss out on this great opportunity, Call your Commercial Realtor&copy; for more information or to book a showing today.