

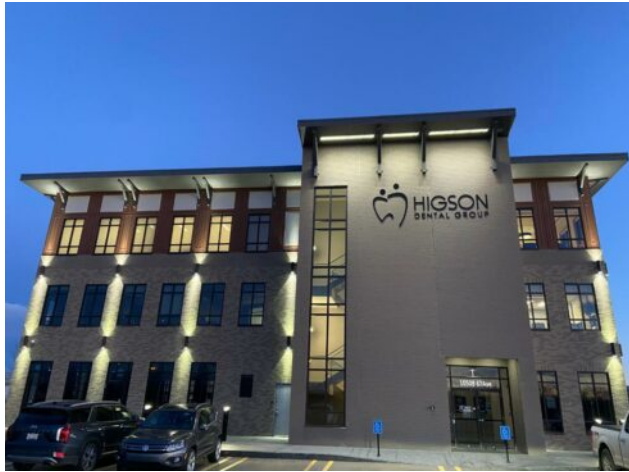


**GRASSROOTS**  
REALTY GROUP

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10508 67 Avenue  
Grande Prairie, Alberta

MLS # A2009199



**\$5,650,000**

**Division:** Stone Ridge

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** Higson Dental Building

**Bus. Name:** -

**Size:** 18,214 sq.ft.

**Zoning:** DC

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.87 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

This high traffic location is being offered for sale as an investment opportunity with the second and third floor fully leased. Situated on 68th avenue in Grande Prairie, located directly across from the Eastlink Sports Centre and two High Schools, this concrete building is immersed in a developing business area. With 5,197 Square feet on the main floor vacant and available for any buyer to make their own, this is a property that should not be overlooked. The second floor is currently leased to NuVista Energy with a strong long term lease in place and the third floor is currently owner occupied. The owner is willing to enter into a market rate lease, with terms to be negotiated. To View call your Commercial Realtor&reg; today.