



9667 Hillcrest Drive
Grande Prairie, Alberta

MLS # A2017134



\$375,000

Division:	Hillside
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	1,324 sq.ft.
Zoning:	CL

Heating: Forced Air, Natural Gas

Floors: -

Roof: Asphalt Shingle

Exterior: Stucco, Wood Frame

Water: -

Sewer: -

Inclusions: Stove in basement and Sheds

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Investor Opportunity! This property is seeking a new owner and is currently leased to a daycare facility on a 5-year term until 2028. With over 2,600 sq ft of usable space and a spacious yard, it offers significant potential. With the interior seeing recent updates, the main floor features an open common area, two offices, a staff area, and storage space. The basement includes two washrooms, an open common area, a kitchen area, a mechanical room, and additional storage. The large, fenced yard provides ample opportunity for future development. The excellent tenant takes pride in maintaining the building. The investor will take over the lease of this unique and well-maintained building.