



GRASSROOTS
REALTY GROUP

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101, 12125 99 Street
Grande Prairie, Alberta

MLS # A2096442



\$425,000

Division: NONE

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,364 sq.ft.

Zoning: CA

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Investor Alert! This 1,363 sqft unit is for sale for the first time and has a long-term tenant ready to sign a 5 year lease. Inside you will find a well maintained business featuring three examination rooms, a lab, waiting room, reception, staff area and washroom. This property is located in a busy plaza and across from the prairie mall and superstore a great location for an investment. The tenant currently pays base rent of \$2,684 and pays the operating costs and utilities.