



9823 116 Avenue  
Grande Prairie, Alberta

MLS # A2105912



**\$1,799,000**

**Division:** VLA Montrose

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 11,000 sq.ft.

**Zoning:** CA

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Flat, Membrane

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

16-17 Unit Multi Tenanted Commercial Building generating over Gross \$180,000 a year at approx 7% Cap\*\* - Prime location! The Macro Centre located on 116th and Resources Road right beside Prairie Mall Shopping Centre and all of it's foot traffic. This is a rare opportunity and offers a great chance to own a mixed use office/retail spot! With 11000 sq/ft including 11 separate office spaces upstairs and 4 ground floor retail spaces, look no further to build your portfolio and increase your passive income stream! Notable features new roof installed in 2023, long term leases in place, great for an owner operator or investor.