



GRASSROOTS
REALTY GROUP

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9708 128 Avenue
Grande Prairie, Alberta

MLS # A2109690



\$399,900

Division: Scenic Ridge

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,807 sq.ft.

Zoning: IG

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Discover the unparalleled potential of this free-standing commercial gem, boasting over 3,800 square feet of versatile space, nestled on a generous lot of nearly half an acre. Strategically positioned within the city limits yet on the cusp of county lines, this property offers a unique opportunity to cater to both urban and county businesses alike. This building's adaptability is its hallmark, featuring an array of treatment rooms, office spaces, a welcoming reception area, a practical loading dock, and a workshop. Added conveniences include dual access points to a substantial parking area, ensuring ease of operation and customer satisfaction. The current owner is open-minded and innovative, expressing a willingness to collaborate with the prospective buyer for thriving their business. Seize this opportunity to elevate your enterprise in a location where city and county convenience is combined into one!