



**GRASSROOTS**  
REALTY GROUP

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**9613 98 Street  
Grande Prairie, Alberta**

**MLS # A2111008**



**\$699,000**

**Division:** Central Business District

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 7,200 sq.ft.

**Zoning:** CC

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.59 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** NA

This 7,200 square foot building, being offered for sale or lease, is in a great City centre location! It consists of a large warehouse and an updated office area. The office area has a reception area, a 20' x 15' board room, 4 very spacious offices (2 - 12' x 15' & 2 10' x 15'), a kitchen / lunch room (20' x 21'), bathroom, and storage rooms. The warehouse is 65' x 50' with a 12' high ceiling, an 8' x 8' over head door, and dock loading at the back. There is an office with a sink and a private bathroom next to it just off the warehouse space. The back yard is fenced.