



**10540 117 Avenue
Grande Prairie, Alberta**

MLS # A2137870



\$929,000

Division: Royal Oaks

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,400 sq.ft.

Zoning: CA

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Asphalt Shingle

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.00 Acre

Sewer: -

Lot Feat: -

Inclusions: Break room appliances

For SALE or LEASE! 1 acre PAVED lot with office trailer! In Royal Oaks area, zoned CA, and close to restaurants, hotels, dealerships, and other high traffic businesses. Previously set up as a used car lot and well suited for it. The lot is mostly fenced and the entrance is gated. Like new office trailer is a 2020 Triple M. There are 7 total offices, common/waiting area, kitchen, storage room and 2 piece bathroom. Rear entrance has a small patio, and the front entrance has an accessible ramp. Set up your business in this highly visible location! Cross listed for lease MLS#A2165766