



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**11725 105 Street
Grande Prairie, Alberta**

MLS # A2184371



\$1,150,000

Division: Royal Oaks

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 5,980 sq.ft.

Zoning: CA

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.54 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

This meticulously designed standalone building offers a prime investment opportunity with a prestigious AAA tenant on the main floor. The main level boasts 3,069 sq. ft. of space, including 8 offices, a spacious reception area, and a staff kitchen. The lower level is occupied by a second tenant, featuring 2,929 sq. ft., 5 offices, a boardroom, and another large reception area. With ample parking, excellent visibility, and convenient access to the by-pass, this property is perfectly positioned for long-term value. An exceptional addition to any investor's portfolio!