

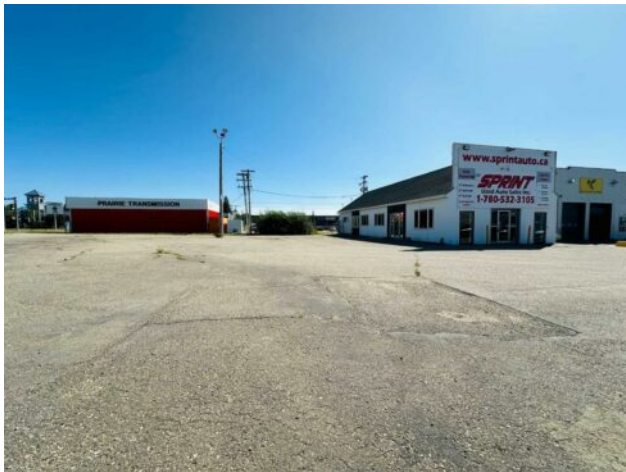


**GRASSROOTS**  
REALTY GROUP

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9901 113 Avenue  
Grande Prairie, Alberta

MLS # A2200794



**\$425,000**

**Division:** Central Business District

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,076 sq.ft.

**Zoning:** CA

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** Asphalt Shingle

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** office furniture, shelving

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.37 Acre

**Lot Feat:** -

PRIME LOCATION on one of the busiest roads in the city! Renovated office/retail space with so much parking ! Put your sign up here and you will get noticed! This is a bright space with 7 offices, bathroom ,coffee station, lunch room and AC. There is also attic space available for extra storage. Even comes with office furniture priced for quick sale! Don't want to buy? Space is also for Lease- MLS # A2200791. Owner is a licensed Realtor in Alberta.