



GRASSROOTS
REALTY GROUP

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9807 116 Avenue
Grande Prairie, Alberta

MLS # A2343866



\$999,900

Division: Central Business District

Type: Business

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 6,305 sq.ft.

Zoning: CA

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: NA

ONE OF THE MOST FLEXIBLE COMMERCIAL PROPERTIES ON THE MARKET FOR SALE! Gym, office, salon, medical, warehouse, retail, massage, — this space could be used for an infinite variety of different purposes and is well suited to an owner-occupier, investor, or a buyer who wants to occupy part of the building and lease the balance. Many updates recently including paint, flooring and trim, giving both levels a clean, move-in-ready feel. The main floor footprint is 4,100 square feet and has been renovated. Upper floor is 2,205 sq. ft. and vacant, with sinks and drains already in the second-floor offices. The rear space could be used for dance, gym, shipping/receiving, warehouse, heated storage with a 12' x 14' overhead door, more offices, or almost anything else you could think of. This property has amazing frontage on Resources Road with some of the best traffic counts in the city, strong visibility, and easy access for customers, staff, and deliveries. It comes with a full parking lot (15 extra stalls) on the east side of the building as well as additional parking — just another reason this is one of the best spots on the market. Features include aluminum dual-glazed windows; 12' x 14' overhead door; 2 three-piece washrooms and 4 two-piece washrooms (2 on the second floor); sinks and drains in offices on the second floor; torch-on membrane roofing completed about 10 years ago; 2 rooftop units (one for each floor) complete with A/C; concrete floors on Q-decking on the second floor for sound deadening; and full LED lighting on the main and second floors. Main floor is tenant occupied month-to-month with 60 days’ notice; second floor is vacant and available immediately.