

# \$2,500,000 - 10070 117 Avenue, Grande Prairie

MLS® #A2196373

## \$2,500,000

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.16 Acres

Northridge., Grande Prairie, Alberta

This exceptional commercial opportunity offers +/-10,167sq.ft of office space in a PRIME VISIBILITY LOCATION just off the 116th Ave bypass. The 1.16 Acre lot includes paved parking in front of the building along with a large fenced rear yard, with powered parking stalls and ready for a multitude of uses. The main building is loaded with +/-20 offices, large reception area, boardroom, staffroom, two washrooms and extra open office areas. There is a 30x35 lab (2009) w/ sump & 1-12W x 8H OH door on the East side of the property that could be used as a shop or garage, as well as a large undeveloped area that could easily accommodate an expansion of the main building. Contact your Commercial REALTOR® today for more information! List agent is related to the seller.

Built in 2000

### Essential Information

MLS® #	A2196373
Price	\$2,500,000
Bathrooms	0.00
Acres	1.16
Year Built	2000
Type	Commercial
Sub-Type	Office
Status	Active

### Community Information



Address	10070 117 Avenue
Subdivision	Northridge.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V4K5

### **Additional Information**

Date Listed	February 27th, 2025
Days on Market	54
Zoning	CA

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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