

# \$1,699,000 - 9914 109 Avenue, Grande Prairie

MLS® #A2104289

**\$1,699,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.30 Acres

VLA Montrose, Grande Prairie, Alberta

Owner Operator, take note! This property boasts an ideal location in the heart of the city center, with ample parking in front for clients and 11 energized parking stalls at the rear for staff. The building has been well-maintained and presents an excellent opportunity for an investor or owner/operators to occupy the upstairs space while leasing out the remainder. Recently updated common areas feature new hallway carpets and tile on the stairs, creating an attractive and modern look. The property includes 11,580 square feet of total leasable area, with 6,900 square feet available on the second floor. Additionally, an elevator could potentially be installed in the South East corner. Don't miss out on this great opportunity, as the property is priced well below replacement value. Call your Commercial Realtor® for more information or to book a showing today.

Built in 1979

## Essential Information

MLS® #	A2104289
Price	\$1,699,000
Bathrooms	0.00
Acres	0.30
Year Built	1979
Type	Commercial
Sub-Type	Office
Status	Active



**Community Information**

Address	9914 109 Avenue
Subdivision	VLA Montrose
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 1R6

**Additional Information**

Date Listed	January 29th, 2024
Days on Market	506
Zoning	CA

**Listing Details**

Listing Office	RE/MAX Grande Prairie
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