

# \$1,150,000 - 9931 106 Avenue, Grande Prairie

MLS® #A2040595

**\$1,150,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.23 Acres

VLA Montrose, Grande Prairie, Alberta

Introducing an exceptional opportunity to establish your business in an iconic office building located in the heart of Grande Prairie. Situated directly off 100th Street, this building boasts a total of 6,030 SF, which includes the basement area. Upon entering the 2,301 SF main floor, you'll be greeted by a functional and inviting reception area. The floor plan includes three spacious offices, a large bullpen with great windows for natural light, and a washroom. Upstairs, the 1,428 SF space offers three additional offices, a boardroom, and flex space. The property features a paved parking lot with 10 stalls, ensuring convenient and secure powered parking for your employees and clients. Moreover, ample additional street parking in the area further enhances accessibility. This is an exceptional opportunity to establish your business in a sought after location with incredible exposure, locations like this simply do not come available often. Call your Commercial Realtor® for more information or to book a showing today.

Built in 1994

## Essential Information

MLS® #	A2040595
Price	\$1,150,000
Bathrooms	0.00
Acres	0.23
Year Built	1994



Type	Commercial
Sub-Type	Office
Status	Active

### Community Information

Address	9931 106 Avenue
Subdivision	VLA Montrose
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 1J4

### Additional Information

Date Listed	April 17th, 2023
Days on Market	840
Zoning	CT

### Listing Details

Listing Office	RE/MAX Grande Prairie
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