

# \$1,150,000 - 11725 105 Street, Grande Prairie

MLS® #A2184371

**\$1,150,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.54 Acres

Royal Oaks., Grande Prairie, Alberta

This meticulously designed standalone building offers a prime investment opportunity with a prestigious AAA tenant on the main floor. The main level boasts 3,069 sq. ft. of space, including 8 offices, a spacious reception area, and a staff kitchen. The lower level is occupied by a second tenant, featuring 2,929 sq. ft., 5 offices, a boardroom, and another large reception area. With ample parking, excellent visibility, and convenient access to the by-pass, this property is perfectly positioned for long-term value. An exceptional addition to any investor's portfolio!

Built in 2006

## Essential Information

MLS® #	A2184371
Price	\$1,150,000
Bathrooms	0.00
Acres	0.54
Year Built	2006
Type	Commercial
Sub-Type	Office
Status	Active

## Community Information

Address	11725 105 Street
Subdivision	Royal Oaks.
City	Grande Prairie



County	Grande Prairie
Province	Alberta
Postal Code	T8V 8L1

### **Additional Information**

Date Listed	December 23rd, 2024
Days on Market	127
Zoning	CA

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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