

10421 99 Avenue  
Grande Prairie, Alberta

MLS # A2235766



## \$1,050,000

**Division:** College Park

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 6,400 sq.ft.

**Zoning:** COM

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None

**Prime Location Multi-Tenant Building:** Nestled in an exceptional location, this two-story building seamlessly blends industrial shop spaces with offices, having undergone extensive renovations both externally and internally. Situated in the College Park district, accessibility is a key feature. Spanning 0.32 acres across four lots, the property includes rear parking for bays and enclosed outside storage. Boasting IG zoning (General Industrial), it caters to the diverse needs of businesses in the area. Presently, the building accommodates seven separate rented spaces, featuring storefront offices, upper-level offices, and four shop/bays with overhead doors and rear alley access. The total floor area is 6,400 sq.ft., with 1,920 sq.ft. designated for offices and 4,480 sq.ft. for shop/bay usage. Enjoying full city services, including power, sewer, and water, this property offers an attractive return on investment. Meticulously maintained, it presents an excellent investment opportunity. Further details available upon request for qualified buyers.