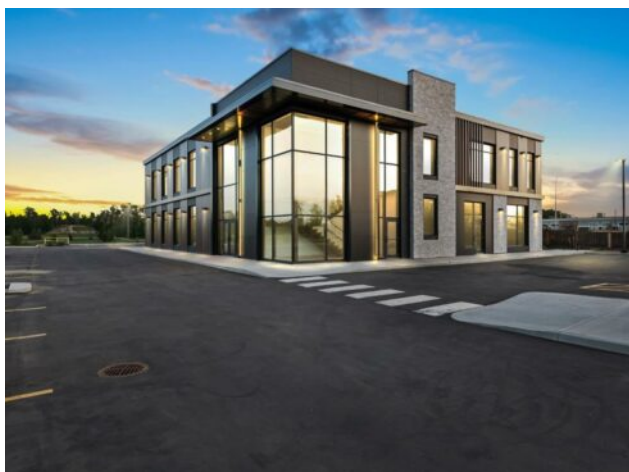


10413 67 Avenue
Grande Prairie, Alberta

MLS # A2280591



\$6,300,000

Division: Stone Ridge

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 13,933 sq.ft.

Zoning: CG

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Membrane

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.00 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

NEW CONSTRUCTION---“AAA MEDICAL COMPLEX” WITH LONGER TERM TENANTS IN PLACE. The HoffosMenzies Group is proud to offer for sale this generational investment opportunity. Building construction was completed in 2025 with tenant’s interior improvements to be completed in 2026. Once completed the property will be a state of the art medical facility with high-end exterior & interior finishing’s offering huge long term value to the tenant as well as the Owner. 13,933 SQ.FT. over the two floors with 11,255 SQ.FT(RSF) of incoming producing space. Floor to ceiling windows, beautiful elevations, stone accents, high end façade, stunning feature entryway & modern architecture provide a Landmark building that will bring value to you portfolio for years to come. Main floor offers a 20yr. lease term on 5434 SQ.FT. Upper floor offers a 10yr. lease term on 5821 SQ.FT. and is conveniently serviced via Otis elevator as well as stair well. Both leases offer strong escalations during the term. One Acre lot is fully irrigated & landscaped, paved parking with 45 parking stalls(1per/250sq.ft. of lease space) strategically located in Stone Ridge which is one of Grande Prairie’s fastest growing professional, medical & commercial areas. Investment opportunities with the combination of a new construction building plus this level of covenant strength are very rare. See listing supplements for additional documentation, contact a Commercial Realtor to arrange a private property tour.