



780-832-5880

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9650 94 Avenue  
Grande Prairie, Alberta

MLS # A2284170



**\$2,700,000**

Division: Highland Park

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 9,791 sq.ft.

Zoning: CA

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.01 Acres

Sewer: -

Lot Feat: -

Inclusions: n/a

INVESTOR ALERT. Long-term, stable tenant secured through 2033, generating \$192,000 net income annually, and offering an attractive cap rate for a secure, hands-off investment. This 9,791 sq.ft. building is zoned Arterial Commercial and is located on a high-traffic corridor immediately off Resources Road, providing strong visibility. The property has numerous improvements and features a large paved parking lot. Positioned below replacement cost in an area that continues to strengthen over time, this is a true set-it-and-forget-it opportunity for investors seeking a long-term hold. Call your Commercial Realtor&reg; for further details. Qualified buyers only.