



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

780-831-7725  
jackadmin@gpremax.com

9823 116 Avenue  
Grande Prairie, Alberta

MLS # A2248977



\$1,499,999

|             |                          |                |   |
|-------------|--------------------------|----------------|---|
| Heating:    | -                        | Addl. Cost:    | - |
| Floors:     | -                        | Based on Year: | - |
| Roof:       | Flat, Membrane           | Utilities:     | - |
| Exterior:   | -                        | Parking:       | - |
| Water:      | -                        | Lot Size:      | - |
| Sewer:      | -                        | Lot Feat:      | - |
| Inclusions: | APPLINACES AND BOARDROOM |                |   |

PRIME LOCATION Retail Business Centre Multi Tenanted Commercial Building generating over approx \$200,000 gross revenue a year - Prime location! The Macro Centre located on 116th and Resources Road right beside Prairie Mall Shopping Centre and all of it's foot traffic. This is a rare opportunity and offers a great chance to own a mixed use office/retail spot! With 11000 sq/ft including 11 separate office spaces upstairs and 4 ground floor retail spaces, look no further to build your portfolio and increase your passive income stream! Notable features new roof installed in 2023, long term leases in place, great for an owner operator or investor.