



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

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10540 117 Avenue
Grande Prairie, Alberta

MLS # A2137870



\$929,000

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Asphalt Shingle	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	1.00 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	Break room appliances		

1 acre PAVED lot with office trailer! In Royal Oaks area, zoned CA, and close to restaurants, hotels, dealerships, and other high traffic businesses. Previously set up as a used car lot and well suited for it. The lot is mostly fenced and the entrance is gated. Like new office trailer is a 2020 Triple M. There are 7 total offices, common/waiting area, kitchen, storage room and 2 piece bathroom. Rear entrance has a small patio, and the front entrance has an accessible ramp. Set up your business in this highly visible location!