



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

780-831-7725  
jackadmin@gpremax.com

10070 117 Avenue  
Grande Prairie, Alberta

MLS # A2196373



\$2,350,000

|             |                                            |                |            |
|-------------|--------------------------------------------|----------------|------------|
| Heating:    | -                                          | Addl. Cost:    | -          |
| Floors:     | -                                          | Based on Year: | -          |
| Roof:       | -                                          | Utilities:     | -          |
| Exterior:   | -                                          | Parking:       | -          |
| Water:      | -                                          | Lot Size:      | 1.16 Acres |
| Sewer:      | -                                          | Lot Feat:      | -          |
| Inclusions: | All desks as present at time of possession |                |            |

This exceptional commercial opportunity offers +/-10,167sq.ft of office space in a PRIME VISIBILITY LOCATION just off the 116th Ave bypass. The 1.16 Acre lot includes paved parking in front of the building along with a large fenced rear yard, with powered parking stalls and ready for a multitude of uses. The main building is loaded with +/-20 offices, large reception area, boardroom, staffroom, two washrooms and extra open office areas. There is a 30x35 lab (2009) w/ sump & 1-12W x 8H OH door on the East side of the property that could be used as a shop or garage, as well as a large undeveloped area that could easily accommodate an expansion of the main building. Contact your Commercial REALTOR&reg; today for more information! List agent is related to the seller.