

# \$1,699,999 - 9823 116 Avenue, Grande Prairie

MLS® #A2216078

**\$1,699,999**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

VLA Montrose, Grande Prairie, Alberta

16-17 Unit 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.



Built in 1976

## Essential Information

MLS® #	A2216078
Price	\$1,699,999
Bathrooms	0.00
Acres	0.00
Year Built	1976
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	9823 116 Avenue
Subdivision	VLA Montrose
City	Grande Prairie

County	Grande Prairie
Province	Alberta
Postal Code	T8V 4B4

### **Exterior**

Roof	Flat, Membrane
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### **Additional Information**

Date Listed	April 29th, 2025
Days on Market	7
Zoning	CA

### **Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
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