

**9910 99 Avenue
Grande Prairie, Alberta**

MLS # A2141166



\$2,975,000

Division: Central Business District

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 13,414 sq.ft.

Zoning: CC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

LANDMARK GOVERNMENT CONSTRUCTED MULTI-USE BUILDING WITH LARGE PARKING LOT. Offering over 20,000sq.ft. of developed space over two levels including 13,000+sq.ft. on main floor plus 7000+sq.ft. on lower level. Currently finished as high-end office space with 25+ offices, 4+ boardroom or bullpen work areas, 8 bathrooms, multiple kitchen areas, storage/file rooms, staff/locker rooms, gym area and much more. The property has been maintained to gov’t standards for many years with no known defects or deferred maintenance items of note. Full HVAC replacement in 2011 which was a nearly \$1M capital improvement and provides piece of mind for years to come. Located on the high traffic route of 99Ave. this property offers easy access & huge visibility to provide exposure to your business. Properties of this scale & quality are hard to find and very expensive to replicate, currently priced well below replacement value. Interior of the property presents well with great scale in entryway, hallways, high ceilings, natural light, well laid out work space & flow it can offer a turn-key/move-in ready opportunity for office uses such as lawyers, accountants, engineers, real estate, non-profit, energy sector, etc. Other potential uses could be medical, dental, daycare, restaurant, professional services and much more. To find a property of this quality, size & scale that comes with parking (38+ stalls) in the downtown core is very rare. Call a commercial realtor to obtain further information or to arrange a private tour.