

780-832-5880

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## 11725 105 Street Grande Prairie, Alberta

Heating: Floors:

Roof:

**Exterior:** 

Water:

Sewer:

Inclusions:

N/A

MLS # A2184371



\$1,150,000

Royal Oaks

Office

Division:

**Bus. Type:** 

Type:

Sale/Lease: For Sale

Bldg. Name: 
Bus. Name: 
Size: 5,980 sq.ft.

Zoning: CA

Addl. Cost: 
Based on Year: 
Utilities: 
Parking: 
Lot Size: 0.54 Acre

Lot Feat: -

This meticulously designed standalone building offers a prime investment opportunity with a prestigious AAA tenant on the main floor. The main level boasts 3,069 sq. ft. of space, including 8 offices, a spacious reception area, and a staff kitchen. The lower level is occupied by a second tenant, featuring 2,929 sq. ft., 5 offices, a boardroom, and another large reception area. With ample parking, excellent visibility, and convenient access to the by-pass, this property is perfectly positioned for long-term value. An exceptional addition to any investor's portfolio!