

\$285,000 - 9667 Hillcrest Drive, Grande Prairie

MLS® #A2230471

\$285,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

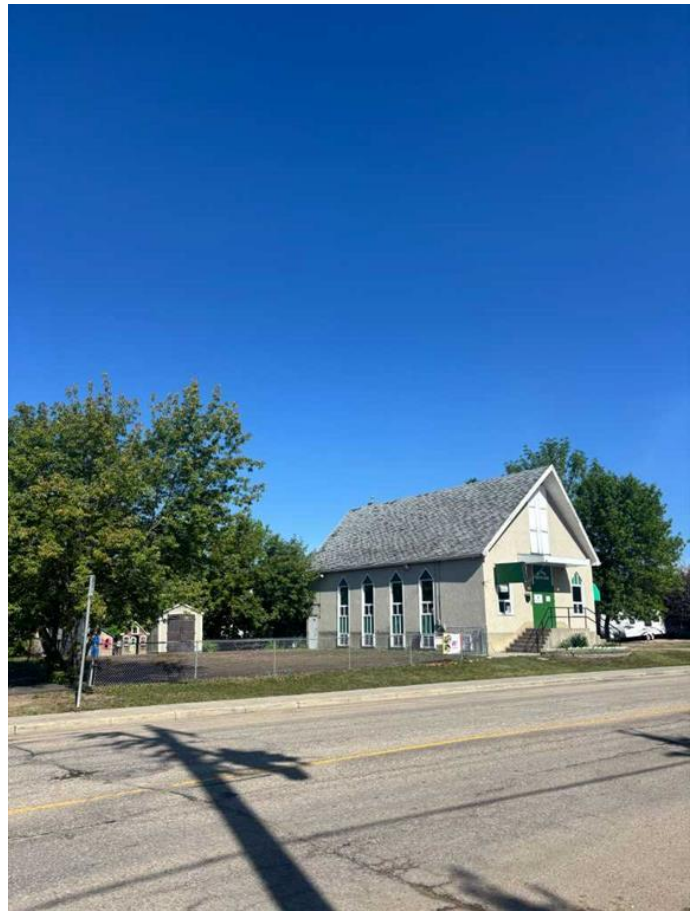
Mountview., Grande Prairie, Alberta

Fantastic space for a local investor looking to expand their portfolio and step into commercial ownership. This building is currently being used as a Montessori Education Centre with a current lease in place. This building setup can be used for a variety of uses as it is zoned Local Commercial District (CL); this could include retail, restaurant, daycare, preschools & any businesses used to provide a neighbourhood with amenities. Well situated lot located right along 96 Street with amazing exposure. The lot is fenced with a very nice yard that has potential for further development. There has been a ton of upgrades done to this property such as new flooring, paint, fixtures, windows, bathrooms have been updated over the years, HWT, furnace serviced and new parking lot pavement in October 2024. Main building has 2600 sqft of developed space and the lot is 9600 sqft. The main floor features an open common area, two offices, a staff area, and storage space measuring about 1343sqft. The basement includes two washrooms, an open common area, a kitchen area, a mechanical room, and additional storage. Call a realtor today for details on the lease and to see it in person!

Built in 1956

Essential Information

MLS® #	A2230471
Price	\$285,000



Bathrooms	0.00
Acres	0.00
Year Built	1956
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	9667 Hillcrest Drive
Subdivision	Mountview.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 1A9

Amenities

Parking Spaces	8
----------------	---

Interior

Heating	Forced Air
---------	------------

Exterior

Roof	Asphalt Shingle
Foundation	Poured Concrete

Additional Information

Date Listed	June 16th, 2025
Days on Market	1
Zoning	CL

Listing Details

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.