

\$1,499,999 - 9823 116 Avenue, Grande Prairie

MLS® #A2248977

\$1,499,999

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

VLA Montrose, Grande Prairie, Alberta

PRIME LOCATION Retail Business Centre
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.

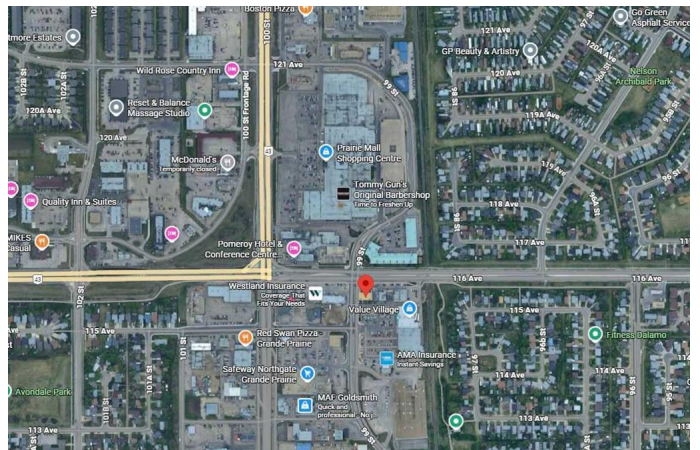
Built in 1976

Essential Information

MLS® #	A2248977
Price	\$1,499,999
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	Membrane, Flat
------	----------------

Additional Information

Date Listed	August 15th, 2025
Days on Market	84
Zoning	CA

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
----------------	---

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.