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## 9708 128 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Grande Prairie, Alberta



**Listing ID:**  
24182


**MLS ID:**  
A2109690

**\$429,900**



 **JOSHUA BOYNE**  
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 RE/MAX Grande Prairie  
 780-538-4747

 9708 128 Avenue , Grande Prairie , Alberta T8V 6K4

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 190	<b>Zoning</b> IG
<b>Subdivision</b> Scenic Ridge	<b>Year Built</b> 1975	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 8022663
<b>Building Area (Sq. Ft.)</b> 3807.00	<b>Building Area (Sq. M.)</b> 353.68	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> None	

Discover the unparalleled potential of this free-standing commercial gem, boasting over 3,800 square feet of versatile space, nestled on a generous lot of nearly half an acre. Strategically positioned within the city limits yet on the cusp of county lines, this property offers a unique opportunity to cater to both urban and county businesses alike. This building's adaptability is its hallmark, featuring an array of treatment rooms, office spaces, a welcoming reception area, a practical loading dock, and a workshop. Added conveniences include dual access points to a substantial parking area, ensuring ease of operation and customer satisfaction. The current owner is open-minded and innovative, expressing a willingness to collaborate with the prospective buyer for thriving their business. Seize this opportunity to elevate your enterprise in a location where city and county convenience is combined into one!

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