

# \$929,000 - 10540 117 Avenue, Grande Prairie

MLS® #A2137870

**\$929,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.00 Acres

Royal Oaks., Grande Prairie, Alberta

1 acre PAVED lot with office trailer! In Royal Oaks area, zoned CA, and close to restaurants, hotels, dealerships, and other high traffic businesses. Previously set up as a used car lot and well suited for it. The lot is mostly fenced and the entrance is gated. Like new office trailer is a 2020 Triple M. There are 7 total offices, common/waiting area, kitchen, storage room and 2 piece bathroom. Rear entrance has a small patio, and the front entrance has an accessible ramp. Set up your business in this highly visible location!

Built in 2020

## Essential Information

MLS® #	A2137870
Price	\$929,000
Bathrooms	0.00
Acres	1.00
Year Built	2020
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	10540 117 Avenue
Subdivision	Royal Oaks.
City	Grande Prairie
County	Grande Prairie
Province	Alberta



Postal Code            T8V 7N7

**Exterior**

Roof                    Asphalt Shingle

**Additional Information**

Date Listed            June 5th, 2024

Days on Market       373

Zoning                CA

**Listing Details**

Listing Office           Grassroots Realty Group Ltd.

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.