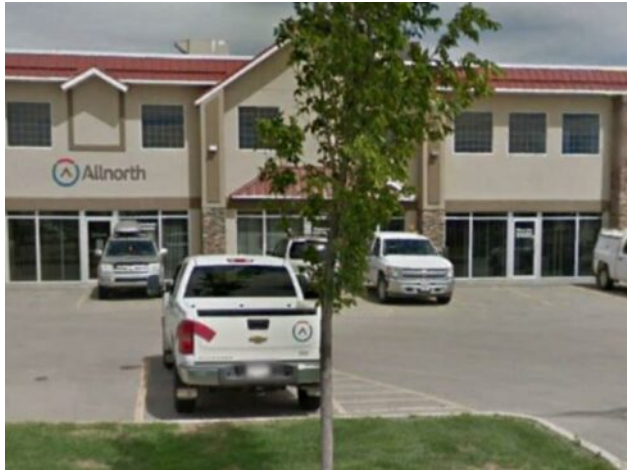


101, 10530 117 Avenue
Grande Prairie, Alberta

MLS # A1189524



\$1,100,000

Division: Royal Oaks

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 6,750 sq.ft.

Zoning: CA

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

INVESTOR ALERT 6,750 Square foot main floor office space for sale in Royal Oaks. Consists of offices, cubicle area, kitchen, board room, bathroom and some shop space. Very nice space. easy access location. Tenant in place. Lease expires June 30, 2026. Basic Rent is \$108,000.00 per year to Landlord.