

**MLS # A2131998**

**Grande Prairie, Alberta**



**\$4,500,000**

**Division:** Grande Prairie

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 24,054 sq.ft.

**Zoning:** IG

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** All furniture, fixtures and equipment are included.

This is a very well-located iconic building. It has high traffic all around and is very well known as a hospitality center. They cater to special events. Take-out business from the restaurant is very strong. The restaurant has VLTs. The building could be converted to any other use such as manufacturing, food processing, brewery, sports center etc. Or, the business could be kept as is and marketed and socially networked for growth. Please note that the photo is NOT the subject property.