

9705 97 Street  
Grande Prairie, Alberta

MLS # A2177277



**\$4,199,000**

**Division:** Central Business District

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** CNRL BUILDING

**Bus. Name:** -

**Size:** 20,000 sq.ft.

**Zoning:** CC Central Commercial

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

This is an excellent opportunity to purchase an incredible investment property. The building has been occupied by the same tenant for over 15 years, with the current lease extending until July 2027. The building boasts a total of 20,000 square feet, spread across two floors, with provisions for a potential third floor and an existing elevator shaft for future expansion. The main floor includes a large reception area, 33 offices, a spacious boardroom, two washroom areas, a kitchen staff room, and a large cubicle area. The second floor features 41 offices, three boardrooms, a coffee/lunch room, washrooms, and another cubicle area. This property is in excellent condition and represents a perfect investment opportunity with a reliable tenant in place.