

# \$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

For SALE or LEASE! 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! Cross listed for lease MLS#A2165766

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
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### **Additional Information**

Date Listed	June 5th, 2024
Days on Market	309
Zoning	CA

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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