

# \$1,499,999 - 9823 116 Avenue, Grande Prairie

MLS® #A2231486

**\$1,499,999**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

VLA Montrose, Grande Prairie, Alberta

PRIME LOCATION Retail Business Centre  
Multi Tenanted Commercial Building  
generating over approx \$200,000 gross  
revenue a year - Prime location! The Macro  
Centre located on 116th and Resources Road  
right beside Prairie Mall Shopping Centre and  
all of it's foot traffic. This is a rare opportunity  
and offers a great chance to own a mixed use  
office/retail spot! With 11000 sq/ft including 11  
separate office spaces upstairs and 4 ground  
floor retail spaces, look no further to build your  
portfolio and increase your passive income  
stream! Notable features new roof installed in  
2023, long term leases in place, great for an  
owner operator or investor.

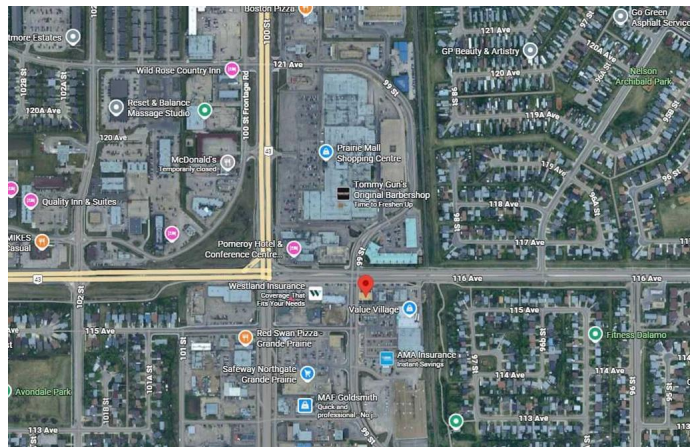
Built in 1976

## Essential Information

MLS® #	A2231486
Price	\$1,499,999
Bathrooms	0.00
Acres	0.00
Year Built	1976
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	9823 116 Avenue
Subdivision	VLA Montrose



City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 4B4

### Exterior

Roof	Flat, Membrane
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### Additional Information

Date Listed	June 16th, 2025
Days on Market	26
Zoning	CA

### Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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