

# \$399,900 - 9708 128 Avenue, Grande Prairie

MLS® #A2109690

**\$399,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Scenic Ridge., Grande Prairie, Alberta

Discover the unparalleled potential of this free-standing commercial gem, boasting over 3,800 square feet of versatile space, nestled on a generous lot of nearly half an acre. Strategically positioned within the city limits yet on the cusp of county lines, this property offers a unique opportunity to cater to both urban and county businesses alike. This building's adaptability is its hallmark, featuring an array of treatment rooms, office spaces, a welcoming reception area, a practical loading dock, and a workshop. Added conveniences include dual access points to a substantial parking area, ensuring ease of operation and customer satisfaction. The current owner is open-minded and innovative, expressing a willingness to collaborate with the prospective buyer for thriving their business. Seize this opportunity to elevate your enterprise in a location where city and county convenience is combined into one!

Built in 1975

## Essential Information

MLS® #	A2109690
Price	\$399,900
Bathrooms	0.00
Acres	0.00
Year Built	1975
Type	Commercial
Sub-Type	Mixed Use



Status                      Active

**Community Information**

Address                    9708 128 Avenue  
Subdivision              Scenic Ridge.  
City                        Grande Prairie  
County                    Grande Prairie  
Province                  Alberta  
Postal Code              T8V 6K4

**Additional Information**

Date Listed                February 22nd, 2024  
Days on Market          440  
Zoning                     IG

**Listing Details**

Listing Office            RE/MAX Grande Prairie

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.