

# \$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 386  
Zoning IG

### **Listing Details**

Listing Office RE/MAX Grande Prairie

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