

**10540 117 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2165766**

**\$3,750 per month**



**Division:** Royal Oaks

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,400 sq.ft.

**Zoning:** CA

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Asphalt Shingle

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 1.00 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** NA

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 sale MLS#A2137870