

**11725 105 Street**  
**Grande Prairie, Alberta**

**MLS # A2184371**



**\$1,150,000**

**Division:** Royal Oaks

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 5,980 sq.ft.

**Zoning:** CA

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.54 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

This meticulously designed standalone building offers a prime investment opportunity with a prestigious AAA tenant on the main floor. The main level boasts 3,069 sq. ft. of space, including 8 offices, a spacious reception area, and a staff kitchen. The lower level is occupied by a second tenant, featuring 2,929 sq. ft., 5 offices, a boardroom, and another large reception area. With ample parking, excellent visibility, and convenient access to the by-pass, this property is perfectly positioned for long-term value. An exceptional addition to any investor's portfolio!