

**9708 128 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2109690**



**\$399,900**

**Division:** Scenic Ridge

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,807 sq.ft.

**Zoning:** IG

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

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!