

# \$299,900 - 9667 Hillcrest Drive, Grande Prairie

MLS® #A2192340

**\$299,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Hillside., Grande Prairie, Alberta

Fantastic space for a local investor looking to expand their portfolio and step into commercial ownership. This building is currently being used as a Montessori Education Centre with a current lease in place. This building setup can be used for a variety of uses as it is zoned Local Commercial District (CL); this could include retail, restaurant, daycare, preschools & any businesses used to provide a neighbourhood with amenities. Well situated lot located right along 96 Street with amazing exposure. The lot is fenced with a very nice yard that has potential for further development. There has been a ton of upgrades done to this property such as new flooring, paint, fixtures, windows, bathrooms have been updated over the years, HWT, furnace serviced and new parking lot pavement in October 2024. Main building has 2600 sqft of developed space and the lot is 9600 sqft. The main floor features an open common area, two offices, a staff area, and storage space measuring about 1343sqft. The basement includes two washrooms, an open common area, a kitchen area, a mechanical room, and additional storage. Call a realtor today for details on the lease and to see it in person!

Built in 1956

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2192340  |
| Price  | \$299,900 |



|            |            |
|------------|------------|
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1956       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 9667 Hillcrest Drive |
| Subdivision | Hillside.            |
| City        | Grande Prairie       |
| County      | Grande Prairie       |
| Province    | Alberta              |
| Postal Code | T8V 1A9              |

### **Interior**

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
|---------|-------------------------|

### **Exterior**

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 4th, 2025 |
| Days on Market | 77                 |
| Zoning         | CL                 |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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