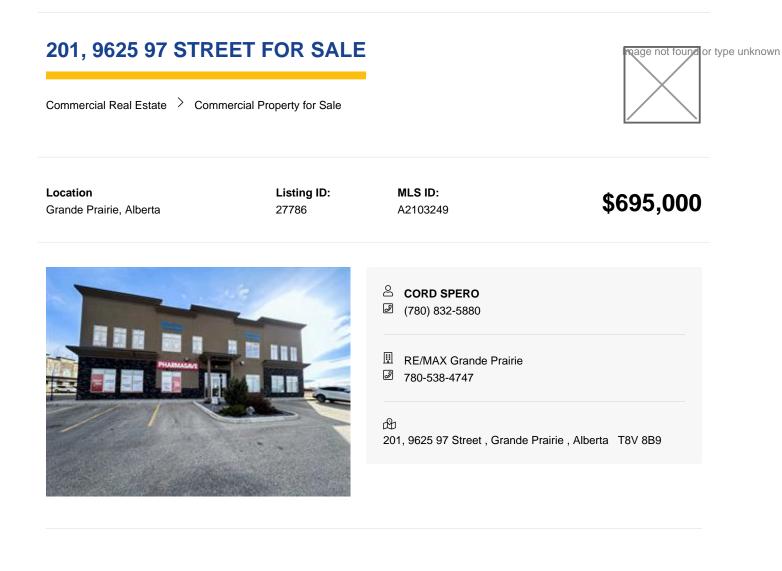


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<b>Transaction Type</b>	Days On Market	<b>Zoning</b>
For Sale	521	CC
Subdivision	<b>Year Built</b>	Structure Type
Central Business District	2014	Office
Property Type	Property Sub Type	<b>Legal Plan</b>
Commercial	Office	1521195
Building Area (Sq. Ft.)	Building Area (Sq. M.)	<b>Lot Size (Sq. Ft.)</b>
5490.00	510.03	1839
Lot Size (Acres)	<b>Inclusions</b>	Restrictions
0.04	n/a	None Known
<b>Reports</b> None		

Explore this turn-key medical/professional property spanning 5,490 sq.ft., this prime real estate boasts elevator access and is strategically positioned in Grande Prairie's Central Business District within Junction Point. Immerse yourself in high-quality leaseholds, meticulously designed to accommodate up to 16 office/exam rooms, an expansive therapy/bullpen area, a welcoming waiting room, and essential office support spaces like storage and washrooms. The abundance of windows on three sides floods the space with natural light, creating an inviting atmosphere. Don't miss the chance to secure this property at a remarkable value, and a rare opportunity to acquire a space well below current market rates. Act now and position yourself in a premium location designed for success. To book a showing or for more information call your local Commercial Realtor®.

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