

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 201, 9625 97 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale




**Location**  
Grande Prairie, Alberta



**Listing ID:**  
27786

**MLS ID:**  
A2103249

**\$695,000**



 **CORD SPERO**  
 (780) 832-5880

 RE/MAX Grande Prairie  
 780-538-4747

 201, 9625 97 Street , Grande Prairie , Alberta T8V 8B9

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 521	<b>Zoning</b> CC
<b>Subdivision</b> Central Business District	<b>Year Built</b> 2014	<b>Structure Type</b> Office
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office	<b>Legal Plan</b> 1521195
<b>Building Area (Sq. Ft.)</b> 5490.00	<b>Building Area (Sq. M.)</b> 510.03	<b>Lot Size (Sq. Ft.)</b> 1839
<b>Lot Size (Acres)</b> 0.04	<b>Inclusions</b> n/a	<b>Restrictions</b> 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®.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.