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202, 10126 97 AVE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Grande Prairie, Alberta



Listing ID:
27943


MLS ID:
A2116810

\$350,000



 **BROOKS HOFFOS**
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 202, 10126 97 Ave , Grande Prairie , Alberta T8V 7X6

Transaction Type For Sale	Days On Market 530	Zoning CC
Subdivision Central Business District	Year Built 2001	Structure Type Office
Property Type Commercial	Property Sub Type Office	Legal Plan 0125170
Building Area (Sq. Ft.) 2127.00	Building Area (Sq. M.) 197.60	Inclusions N/A
Restrictions None Known	Reports None	

CLASS "A" OFFICE SPACE FOR SALE. This property offers ultimate flexibility to acquire 2127 sq.ft. of 2nd floor office space in a well situated central business district location. This listing is for an individually titled office condo unit offering 4 offices + kitchen area, open reception or bullpen work area & one washroom. Please inquire about options to acquire other adjoining units. The complex offers great parking options, good signage and exposure to 97th Ave. and a nice mix of professional tenants. This unit is priced well below appraised value at \$165 sq.ft. Owner is willing to complete work to separate the space from the adjoining units. Short term leaseback(12 months) may be considered. Call a Commercial Broker today to acquire additional information about the property and to arrange a private tour!!

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