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9801 97 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Grande Prairie, Alberta



Listing ID:
29210


MLS ID:
A2192317

\$549,900



 **JEFFREY WARKENTIN**
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 Royal LePage - The Realty Group
 780-539-5771

 9801 97 Avenue , Grande Prairie , Alberta T8V 0M9

Transaction Type

For Sale

Days On Market

86

Zoning

CC

Subdivision

Central Business District

Year Built

1958

Structure Type

Office

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

1836BP

Building Area (Sq. Ft.)

4059.00

Building Area (Sq. M.)

377.09

Lot Size (Sq. Ft.)

748

Lot Size (Acres)

0.02

Inclusions

Fridge, window coverings, lift in entrance. Office furniture and office dividers are negotiable

Restrictions

None Known

Reports

Floor Plans

Discover a unique opportunity in this well-appointed commercial property, featuring a welcoming, full accessible reception area and several private offices, with comfortable living quarters located above. Perfect for entrepreneurs, small businesses, or companies seeking a dual-purpose space or the potential for multiple tenants. The sizable main floor has been well maintained with many recent updates and includes 3 offices, a washroom, a large flex room with dividers (furniture & dividers negotiable) and work spaces as well as a reception area with built ins. Upstairs offers additional offices and meeting room areas to be used for either extra work space or as a residence. Located on a 66x122 lot there is plenty of parking onsite and potential for you to add more offices or a work bay onto the building, or fence a portion for a daycare playground or secure storage. And if you would like more space, the seller will provide the right of first refusal for to buy the neighboring 33x122 lot for just \$50,000. This property is located in GPs central business district and has terrific access & visibility so don't let this opportunity pass you by, contact your favourite commercial real estate professional today to arrange a viewing.

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