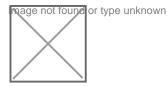


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 102, 9805 97 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Grande Prairie, Alberta

Listing ID: 30273

MLS ID: A2213848

\$299,900



△ JULIANE ROY

**2** (780) 228-2027

RE/MAX Grande Prairie

**2** 780-538-4747

r<u>P</u>ri

102, 9805 97 Street , Grande Prairie , Alberta T8V 8B9

Transaction Type

Title

**Days On Market** 

Fee Simple

Zoning

CC

For Sale

Subdivision

Central Business District

**Building Type** 

Commercial Mix,Low Rise (2-4 stories),Mixed Use,Office Building,Retail

otorioo),iviixe

69

Year Built 2006 Structure Type
Low Rise (2-4 stories)

Property Type Commercial

**Property Sub Type** 

Legal Plan

Building Area (Sq. Ft.)

0621157

1204.00

Building Area (Sq. M.)

Lot Size (Sq. Ft.)

Lot Size (Acres)

111.85

N/A

Office

631

0.01

Inclusions

Restrictions
See Remarks

Reports

None

Located in Junction Point 6 (JP6), east of the Royal Bank. This perfectly sized unit has two offices, a waiting room, large open space (more offices could be added), 3 washrooms and staff room. Large windows allow plenty of natural light and there are 2 separate entrances into the space. The one office is quite large and could be divided into 2. Condo Fee's are: 507.91 + 25.40 GST = \$533.31 and include: Building Management Fees, Bank Charges and Interest, Building Insurance, Repair and Maintenance (Building, Elevator, Parking Lot, Landscaping & Flower Baskets). Common Area (Mat Rental, Janitorial & Carpet Cleaning), Garbage and Waste Management, Snow Removal (Parking Lot & Sidewalks), Security, Telephone (Elevator) and Reserve Fund. This unit has just been freshly painted and ready for Immediate possession!

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