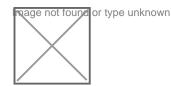


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

103, 9802 97 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Grande Prairie, Alberta

Listing ID:

30287

MLS ID:

A2212700

\$219,900



A MORGAN MACLEAN

2 (780) 518-1567

Grassroots Realty Group Ltd.

J 1-833-477-6687

r<u>P</u>n

103, 9802 97 Avenue , Grande Prairie , Alberta T8V 7K2

Transaction Type

For Sale

Zoning

CC

1999

Property Sub Type

Mixed Use

Year Built

Building Area (Sq. M.)

146.41

Construction Type Stone, Vinyl Siding

Heating

Forced Air, Natural Gas

Reports None Title

Fee Simple

Subdivision

Central Business District

Structure Type Mixed Use

Legal Plan 9925072

Lot Size (Sq. Ft.)

18567

Roof Asphalt

Inclusions N/A **Days On Market**

68

Building TypeCondo Complex

Property Type Commercial

Building Area (Sq. Ft.)

1576.00

Lot Size (Acres)

0.43

CoolingCentral Air

RestrictionsNone Known

IMMEDIATE POSSESSION available for this commercial office/retail condo unit located in "Station 99". Prime location within the thriving business community along 97 Avenue in the City Center with easy access and fantastic exposure. The main floor offers 986 sq ft of bright, open space, with convenient slat wall panelling and a separate back room area with a washroom and handy janitor floor sink. The second level upstairs, features new flooring, adding 580 sq ft, including an open area, office, washer/dryer hookup, and utility room. This space can be leased to a tenant to help offset your mortgage- Ask your commercial agent for more details. Both floors have been freshly painted and fluorescent lighting is provided. The exterior has been updated, with professionally maintained grounds and ample client parking. This is your opportunity to own commercial real estate in a premium location. Condo fees are \$879.07/month and cover property management, snow removal, yard maintenance, garbage, and exterior decor. Opportunity awaits! Reach out to your Commercial Realtor© for further details or to schedule a viewing.

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.