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## 105, 9840 97 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Grande Prairie, Alberta



**Listing ID:**  
31490


**MLS ID:**  
A2237978

**\$349,900**



 **KIM LISSOWAY**  
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 105, 9840 97 Avenue , Grande Prairie , Alberta T8V 7K2

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 1
<b>Zoning</b> CC	<b>Subdivision</b> Central Business District	<b>Building Type</b> Commercial Mix,Mixed Use
<b>Year Built</b> 1998	<b>Structure Type</b> Office	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Office	<b>Legal Plan</b> 9820422	<b>Building Area (Sq. Ft.)</b> 2800.00
<b>Building Area (Sq. M.)</b> 260.13	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> Floor Plans		

Aggressively priced, freshly painted, fantastic main floor and upstairs office space in a great business condo building - Station 97 - in the City's Central Business District. Plenty of paved parking, a/c, and a recent exterior upgrade completed! The main floor offers a large reception area with vaulted ceilings and lots of natural light (that could lend space for retail, cubicle, or additional office), two large offices, a signing room/smaller office, washroom, storage rooms, and a large boardroom with it's own exterior entrance. Upstairs has an open waiting/lounge area, 2 large offices, washroom, kitchen/lunch room, and additional sink area, storage areas. This is an excellent office space for accounting/financial, legal, real estate or public service sector. This building is very well managed which means lower than average condo association costs. Seller financing is available.

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