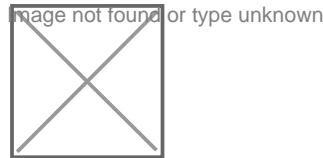


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

103, 9625 97 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Grande Prairie, Alberta

Listing ID:
32742

MLS ID:
A2268056

\$225,000



 **LUANA MCDONALD**
 (780) 978-1570

 eXp Realty
 403-262-7653

 103, 9625 97 Street , Grande Prairie , Alberta T8V8K5

Transaction Type	Days On Market	Zoning
For Sale	65	CC
Subdivision	Building Type	Year Built
Central Business District	Condo Complex	2014
Structure Type	Property Type	Property Sub Type
Low Rise (2-4 stories)	Commercial	Mixed Use
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
1521195	1078.00	100.15
Inclusions	Restrictions	Reports
NA	Non-Smoking Building	Building Plans, Condo/Strata Bylaws

Presenting a rare opportunity to own a premium commercial space in one of the city's most desirable professional hubs. This modern ground-floor corner unit, redesigned in 2023, offers exceptional visibility, high-end design, and a flexible layout ideal for a wide range of business types and professional services. Designed with functionality and style in mind, this bright and thoughtfully planned space features expansive windows that fill the interior with natural light, paired with sleek contemporary finishes throughout. The layout includes a spacious boardroom or executive office, a private enclosed office, and a versatile open-concept zone that can be customized to your needs—whether you envision a client reception area, additional office space, workstation pods, or a collaborative work environment. A built-in coffee/work station with quartz countertops, upper and lower cabinetry, and sink enhances convenience and elevates the professional atmosphere. Located in Junction Point—a sought-after professional complex in the heart of the city centre—you'll benefit from excellent exposure, convenient access, and proximity to a strong business community. This property is ideal for an owner-operator or investor seeking an upscale, low-maintenance commercial asset in a rapidly growing area. Whether you're ready to establish your presence or expand your portfolio, this space offers lasting value and potential. Don't miss the chance to secure this exceptional commercial opportunity and invest in your business future.

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