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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**
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 103, 9625 97 Street , Grande Prairie , Alberta T8V8K5

Transaction Type For Sale	Days On Market 92	Zoning CC
Subdivision Central Business District	Building Type Condo Complex	Year Built 2014
Structure Type Low Rise (2-4 stories)	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 1521195	Building Area (Sq. Ft.) 1078.00	Building Area (Sq. M.) 100.15
Inclusions NA	Restrictions Non-Smoking Building	Reports 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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