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## 102, 9805 97 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Grande Prairie, Alberta

Listing ID: 32965

MLS ID: A2272005 \$289,900



**△** JULIANE ROY

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RE/MAX Grande Prairie

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

Transaction Type Title Days On Market

For Sale Fee Simple 1

Zoning Subdivision Building Type

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

Year BuiltStructure TypeProperty Type2006Low Rise (2-4 stories)Commercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Office 0621157 1204.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

111.85 631 0.01

InclusionsRestrictionsReportsN/ASee RemarksNone

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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