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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**
 (780) 228-2027

 RE/MAX Grande Prairie
 780-538-4747

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

Transaction Type For Sale	Title Fee Simple	Days On Market 112
Zoning CC	Subdivision Central Business District	Building Type Commercial Mix,Low Rise (2-4 stories),Mixed Use,Office Building,Retail
Year Built 2006	Structure Type Low Rise (2-4 stories)	Property Type Commercial
Property Sub Type Office	Legal Plan 0621157	Building Area (Sq. Ft.) 1204.00
Building Area (Sq. M.) 111.85	Lot Size (Sq. Ft.) 631	Lot Size (Acres) 0.01
Inclusions N/A	Restrictions See Remarks	Reports None

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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