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103, 9802 97 AVENUE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Grande Prairie, Alberta



Listing ID:
35152


MLS ID:
A2308979

\$199,900



 **MORGAN MACLEAN**
 (780) 518-1567

 Grassroots Realty Group Ltd.
 1-833-477-6687

 103, 9802 97 Avenue , Grande Prairie , Alberta T8V 7K2

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| Transaction Type For Sale | Title Fee Simple | Days On Market 1 |
| Zoning CC | Subdivision Central Business District | Building Type Condo Complex |
| Year Built 1999 | Structure Type Mixed Use | Property Type Commercial |
| Property Sub Type Mixed Use | Legal Plan 9925072 | Building Area (Sq. Ft.) 1575.00 |
| Building Area (Sq. M.) 146.32 | Lot Size (Sq. Ft.) 18567 | Lot Size (Acres) 0.43 |
| Construction Type Stone,Vinyl Siding | Roof Asphalt | Cooling Central Air |
| Heating Forced Air,Natural Gas | Inclusions N/A | Restrictions None Known |
| Reports Condo/Strata Bylaws | | |

VACANT/IMMEDIATE POSSESSION available for this commercial office/retail condo unit located in "Station 99". Prime location within the thriving business community along 97 Avenue in the City Center with easy access and fantastic exposure. The main floor offers 986 sq ft of bright, open space, with convenient slat-wall panelling and a separate back room area with a washroom and handy janitor floor sink. The second level upstairs features new flooring, adding 580 sq ft, including an open area, office, washer/dryer hookup, and utility room. This top space can be leased to a tenant to help offset your mortgage. Both floors have been freshly painted, and fluorescent lighting is provided. The exterior has been updated, with professionally maintained grounds and ample client parking. This is your opportunity to own commercial real estate in a premium location. The monthly condo fee is \$799.47 and covers property management, Reserve Fund, snow removal, yard maintenance, garbage, and exterior decor. Gas & power are on their own meters, and water is billed every 3 months by property management. Opportunity awaits! Reach out to your Commercial Realtor® for further details or to schedule a viewing. ALSO FOR LEASE AT MLS A2268601.

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