

# \$219,900 - 103, 9802 97 Avenue, Grande Prairie

MLS® #A2169813

**\$219,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.43 Acres

Central Business District., Grande Prairie,  
Alberta

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 space can be leased to a tenant to help offset your mortgage- Ask your commercial agent for more details. 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. Condo fees are \$879.07/month and cover property management, snow removal, yard maintenance, garbage, and exterior decor. Opportunity awaits! Reach out to your Commercial Realtor® for further details or to schedule a viewing.

Built in 1999

## Essential Information

MLS® #	A2169813
Price	\$219,900



Bathrooms	0.00
Acres	0.43
Year Built	1999
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### **Community Information**

Address	103, 9802 97 Avenue
Subdivision	Central Business District.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 7K2

### **Interior**

Heating	Forced Air, Natural Gas
Cooling	Central Air

### **Exterior**

Roof	Asphalt
Construction	Stone, Vinyl Siding

### **Additional Information**

Date Listed	October 3rd, 2024
Days on Market	161
Zoning	CC

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.