

**103, 10418 99 Avenue  
Grande Prairie, Alberta****MLS # A2267730****\$199,000****Division:** College Park**Type:** Office**Bus. Type:** -**Sale/Lease:** For Sale**Bldg. Name:** -**Bus. Name:** -**Size:** 1,913 sq.ft.**Zoning:** CA**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** 0.05 Acre**Sewer:** -**Lot Feat:** -**Inclusions:** NA

COURT ORDERED SALE - Fully developed unit: includes several professional offices, open work area, kitchenette, and reception. Central location! Conveniently situated in the mature neighbourhood in Central Grande Prairie with prime exposure to 99 Avenue. It offers easy access to a wide range of nearby amenities, including restaurants, shops and professional services, and public transit.