

**105, 9840 97 Avenue
Grande Prairie, Alberta**

MLS # A2098286



\$419,000

Division: Central Business District

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: Station 97

Bus. Name: -

Size: 2,800 sq.ft.

Zoning: CC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Aggressively priced, freshly painted, fantastic main floor and upstairs office space in a great business condo building - Station 97 - in the City's Central Business District. Plenty of paved parking, a/c, and a recent exterior upgrade completed! The main floor offers a large reception area with vaulted ceilings and lots of natural light (that could lend space for retail, cubicle, or additional office), two large offices, a signing room/smaller office, washroom, storage rooms, and a large boardroom with it's own exterior entrance. Upstairs has an open waiting/lounge area, 2 large offices, washroom, kitchen/lunch room, and additional sink area, storage areas. This is an excellent office space for accounting/financial, legal, real estate or public service sector. This building is very well managed which means lower than average condo association costs. Seller financing is available.