

**206/207, 9814 97 Street
Grande Prairie, Alberta**

MLS # A2107056



\$425,000

Division: Central Business District

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: JP1

Bus. Name: -

Size: 1,991 sq.ft.

Zoning: CC

Heating: Forced Air, Natural Gas

Floors: -

Roof: Tar/Gravel

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Nestled in the heart of Grande Prairie's bustling central business district, the 2 combined units at JP1 offers an unparalleled investment opportunity for the discerning commercial investor or a company seeking a premium leasehold. Spanning a generous 1991 square feet, this expansive corner property is located on the 2nd floor, where bright, large windows illuminate a professional setting. This commercial gem boasts a total of 8 well-appointed offices, designed with standards of modern business needs. The layout also encompasses 2 bathrooms, ensuring convenience for both staff and visitors alike. Furthermore, the unit has been thoughtfully designed now with two entrances, adding a level of accessibility and privacy for multiple businesses to operate simultaneously if desired. A great feature is the versatile board room, ideal for hosting meetings, presentations, or collaborative work sessions. Additionally, the property benefits from a kitchenette for staff comfort, a rolling file system for optimal organization, and a storage room to keep your space uncluttered. Special attention has been given to practicality, with plumbing integrated into the walls to facilitate easy modifications or expansions. The property's location guarantees excellent frontage, offering high visibility and easy access to local amenities, ensuring your business remains at the forefront of Grande Prairie's commercial landscape. Whether you're an investor looking to add a trophy asset to your portfolio or a business in search of an exceptional leasing space, get into this rare opportunity to secure a prime piece of commercial real estate in one of Grande Prairie's most sought-after locations. Also available for lease MLS# A2107054