



## 201, 10126 97 Avenue Grande Prairie, Alberta

Heating: Floors:

Roof: Exterior:

Water:

Sewer:

Inclusions:

N/A

MLS # A2116816



\$209,000

Office

Central Business District

Division:

Type:

Bus. Type:

Sale/Lease: For Sale

Bldg. Name: 
Bus. Name: 
Size: 1,119 sq.ft.

Zoning: CC

Addl. Cost: 
Based on Year: 
Utilities: 
Parking: 
Lot Size: 
Lot Feat: -

CLASS "A" OFFICE SPACE FOR SALE. This property offers ultimate flexibility to acquire 1119 sq.ft. of 2nd floor office space in a well situated central business district location. This listing is for an individually titled office condo unit offering 5 offices, open bullpen or reception area & two washrooms. Please inquire about options to acquire other adjoining units. The complex offers great parking options, good signage and exposure to 97th Ave. and a nice mix of professional tenants. This unit is priced well below appraised value at \$185 sq.ft. Owner is willing to complete work to separate the space from the adjoining units. Short term leaseback(12 months) may be considered. Call a Commercial Broker today to acquire additional information about the property and to arrange a private tour!!