

**9801 97 Avenue
Grande Prairie, Alberta**

MLS # A2192317



\$549,900

Division: Central Business District

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,059 sq.ft.

Zoning: CC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.02 Acre

Sewer: -

Lot Feat: -

Inclusions: Fridge, window coverings, lift in entrance. Office furniture and office dividers are negotiable

Discover a unique opportunity in this well-appointed commercial property, featuring a welcoming, full accessible reception area and several private offices, with comfortable living quarters located above. Perfect for entrepreneurs, small businesses, or companies seeking a dual-purpose space or the potential for multiple tenants. The sizable main floor has been well maintained with many recent updates and includes 3 offices, a washroom, a large flex room with dividers (furniture & dividers negotiable) and work spaces as well as a reception area with built ins. Upstairs offers additional offices and meeting room areas to be used for either extra work space or as a residence. Located on a 66x122 lot there is plenty of parking onsite and potential for you to add more offices or a work bay onto the building, or fence a portion for a daycare playground or secure storage. And if you would like more space, the seller will provide the right of first refusal for to buy the neighboring 33x122 lot for just \$50,000. This property is located in GPs central business district and has terrific access & visibility so don't let this opportunity pass you by, contact your favourite commercial real estate professional today to arrange a viewing.