

**9801 97 Avenue  
Grande Prairie, Alberta**
**MLS # A2192317**


# \$549,900

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**Division:** Central Business District

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**Type:** Mixed Use

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**Bus. Type:** -

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**Sale/Lease:** For Sale

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**Bldg. Name:** -

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**Bus. Name:** -

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**Size:** 4,059 sq.ft.

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**Zoning:** CC

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**Heating:** -

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**Addl. Cost:** -

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**Floors:** -

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**Based on Year:** -

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**Roof:** -

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**Utilities:** -

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**Exterior:** -

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**Parking:** -

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**Water:** -

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**Lot Size:** 0.02 Acre

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**Sewer:** -

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**Lot Feat:** -

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

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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.