

780-814-1126

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

MLS # A2098286



\$399,900

Lot Size:

Lot Feat:

Division:

Central Business District

Office Type: **Bus. Type:** Sale/Lease: For Sale Bldg. Name: Station 97 **Bus. Name:** Size: 2,800 sq.ft. Zoning: CC Addl. Cost: **Based on Year: Utilities:** Parking:

Inclusions: N/A

Floors:

Roof: **Exterior:**

Water:

Sewer:

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.