

780-814-1126 tallon@tallonjebb.ca

201, 9625 97 Street Grande Prairie, Alberta

Heating: Floors: Roof:

Exterior:

Water:

Sewer: Inclusions: -

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n/a

MLS # A2103249



\$695,000

	Division:	Central Business District	
	Туре:	Office	
	Bus. Type:	-	
	Sale/Lease:	For Sale	
	Bldg. Name:	-	
	Bus. Name:	-	
	Size:	5,490 sq.ft.	
	Zoning:	CC	
		Addl. Cost:	-
		Based on Year:	-
		Utilities:	-
		Parking:	-
		Lot Size:	0.04 Acre
		Lot Feat:	-

Explore this turn-key medical/professional property spanning 5,490 sq.ft., this prime real estate boasts elevator access and is strategically positioned in Grande Prairie's Central Business District within Junction Point. Immerse yourself in high-quality leaseholds, meticulously designed to accommodate up to 16 office/exam rooms, an expansive therapy/bullpen area, a welcoming waiting room, and essential office support spaces like storage and washrooms. The abundance of windows on three sides floods the space with natural light, creating an inviting atmosphere. Don't miss the chance to secure this property at a remarkable value, and a rare opportunity to acquire a space well below current market rates. Act now and position yourself in a premium location designed for success. To book a showing or for more information call your local Commercial Realtor®.