

780-814-1126

tallon@tallonjebb.ca

202, 10126 97 Ave Grande Prairie, Alberta

Heating:

Floors:

Roof: Exterior:

Water:

Sewer:

Inclusions:

N/A

MLS # A2116810



\$350,000

Office

Division:

Bus. Type:

Type:

Central Business District

Sale/Lease: For Sale

Bldg. Name:
Bus. Name:
Size: 2,127 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 2127 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 4 offices + kitchen area, open reception or bullpen work area & one washroom. 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 \$165 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!!