

# \$399,900 - 105, 9840 97 Avenue, Grande Prairie

MLS® #A2098286

**\$399,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Central Business District., Grande Prairie,  
Alberta

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.

Built in 1998

## Essential Information

MLS® #	A2098286
Price	\$399,900
Bathrooms	0.00
Acres	0.00
Year Built	1998
Type	Commercial



Sub-Type	Office
Status	Active

### **Community Information**

Address	105, 9840 97 Avenue
Subdivision	Central Business District.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 7K2

### **Additional Information**

Date Listed	December 28th, 2023
Days on Market	463
Zoning	CC

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.