

## 780-518-7428 desgagnesold@gmail.com

## 201, 10126 97 Avenue Grande Prairie, Alberta

Heating: Floors: Roof:

**Exterior:** 

Water:

Sewer:

Inclusions:

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N/A

## MLS # A2116816



## \$209,000

	Division:	Central Business District
	Туре:	Office
	Bus. Type:	-
	Sale/Lease:	For Sale
	Bldg. Name:	-
	Bus. Name:	-
	Size:	1,119 sq.ft.
	Zoning:	сс
		Addl. Cost:
		Based on Year: -
		Utilities: -
		Parking: -
		Lot Size: -
		Lot Feat: -

CLASS "A" OFFICE SPACE FOR SALE. This property offers ultimate flexibility to acquire 1119 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 5 offices, open bullpen or reception area & two washrooms. 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 \$185 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!!