



**GRASSROOTS**  
REALTY GROUP

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101, 9856 97 Avenue  
Grande Prairie, Alberta

MLS # A2112749



**\$750 per month**

Division: College Park

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,650 sq.ft.

Zoning: cc

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: negotiable

THIS PROPERTY IS GOING UP FOR AUCTION JUNE 19-21 APPROX... go to Michener Allen Auctions for details. Looking for a clinic? retail? beauty? Pick from 3 offices- one smaller corner unit with lots of windows, one smaller upstairs and one very large with complete corner windows. These are all permitted use and many more with CC zoning. OPPORTUNITY! OPPORTUNITY! Have you dreamed of owning your own commercial unit? Owner would consider a seller mortgage OR rent-to-own with good credit and a good story. If you choose to rent, the prices for individual offices are \$650 and up, I'll make you a fantastic deal if you take the whole space for \$3300 for 5 years. Now's the time to BUY.. money is made when you buy, not when you sell and this appears to be a great time to buy (with talk of GP exploding soon in population). The price is way down from other units that have sold. 1 large office with lots of windows, 3 more smaller ones with windows, 1 without window, 1 bathroom, 1 kitchenette, reception area, 1 storeroom. Excellent condo management- snow is removed quickly, flower pots are beautiful in summer. Lots of parking, close to QE2 hospital, downtown, provincial building. Unit has been well looked after over the years, some newer flooring and paint. Hardwood upstairs, laminate down. This is a very quiet unit, you never hear anything from neighbours. Prefer to sell but may lease if the situation arises. Seller is licenced Realtor in Alberta. FOR SALE OR LEASE This is also listed for sale. \*Realtors please refer to Agent Only Comments.