

1-833-477-6687 aloha@grassrootsrealty.ca

## 102, 9805 97 Street **Grande Prairie, Alberta**

MLS # A2272005



\$289,900

Central Business District Division: Office Type: **Bus. Type:** Sale/Lease: For Sale Bldg. Name: -Bus. Name: Size: 1,204 sq.ft. Zoning: CC Addl. Cost:

**Heating:** Floors: **Based on Year:** Roof: **Utilities: Exterior:** Parking: 0.01 Acre Water: Lot Size: Sewer: Lot Feat:

Inclusions:

N/A

Located in Junction Point 6 (JP6), east of the Royal Bank. This perfectly sized unit has two offices, a waiting room, large open space (more offices could be added), 3 washrooms and staff room. Large windows allow plenty of natural light and there are 2 separate entrances into the space. The one office is quite large and could be divided into 2. Condo Fee's are: 507.91 + 25.40 GST = \$533.31 and include: Building Management Fees, Bank Charges and Interest, Building Insurance, Repair and Maintenance (Building, Elevator, Parking Lot, Landscaping & Flower Baskets). Common Area (Mat Rental, Janitorial & Carpet Cleaning), Garbage and Waste Management, Snow Removal (Parking Lot & Sidewalks), Security, Telephone (Elevator) and Reserve Fund. This unit has just been freshly painted and ready for Immediate possession!