



GRASSROOTS

REALTY GROUP

1-833-GPROOTS (477-6687)
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9856 97 ave
Grande Prairie, Alberta

MLS # GP214618



\$299,900

Division: Central Business District

Type: Office

Bus. Type: Professional Service, Professional/Office

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,632 sq.ft.

Zoning: CC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: -

This is a great condo for your business or as a solid investment with reliable tenants. Unit has been well maintained and full since present owners purchased in 2004. As needed, paint and flooring have been replaced. Lots of parking and a very convenient location makes the 2 story unit very desirable. Unit contains kitchenette, washroom, 2 offices and reception on the main floor. Upstairs you will find a huge bright office and 1 smaller office. Long term tenants have been excellent and very likely may wish to stay. Presently fully rented; present leases expire Aug. 31/2020 or Feb. 28, 2021. Rent has included utilities, condo fees, weekly cleaning and maintenance.