



GRASSROOTS
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

101, 9856 97 Avenue
Grande Prairie, Alberta

MLS # A2073826



\$299,000

Division: College Park

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,555 sq.ft.

Zoning: cc

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: negotiable

Good deal might be had…Good deal might be had…Looking for a clinic? retail? beauty? These are all permitted use and many more with CC zoning. OPPORTUNITY! OPPORTUNITY! Have you dreamed of owning your own commercial unit? 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. *Realtors please refer to Agent Only Comments.