



**GRASSROOTS**  
REALTY GROUP

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103, 9802 97 Avenue  
Grande Prairie, Alberta

MLS # A2169813



**\$219,900**

**Division:** Central Business District

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** Station 99

**Bus. Name:** -

**Size:** 1,576 sq.ft.

**Zoning:** CC

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** Asphalt

**Exterior:** Stone, Vinyl Siding

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.43 Acre

**Lot Feat:** -

IMMEDIATE POSSESSION available for this commercial office/retail condo unit located in "Station 99". Prime location within the thriving business community along 97 Avenue in the City Center with easy access and fantastic exposure. The main floor offers 986 sq ft of bright, open space, with convenient slat wall panelling and a separate back room area with a washroom and handy janitor floor sink. The second level upstairs, features new flooring, adding 580 sq ft, including an open area, office, washer/dryer hookup, and utility room. This space can be leased to a tenant to help offset your mortgage- Ask your commercial agent for more details. Both floors have been freshly painted and fluorescent lighting is provided. The exterior has been updated, with professionally maintained grounds and ample client parking. This is your opportunity to own commercial real estate in a premium location. Condo fees are \$879.07/month and cover property management, snow removal, yard maintenance, garbage, and exterior decor. Opportunity awaits! Reach out to your Commercial Realtor&copy; for further details or to schedule a viewing.