

# \$399,900 - 105, 9840 97 Avenue, Grande Prairie

MLS® #A2098286

**\$399,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

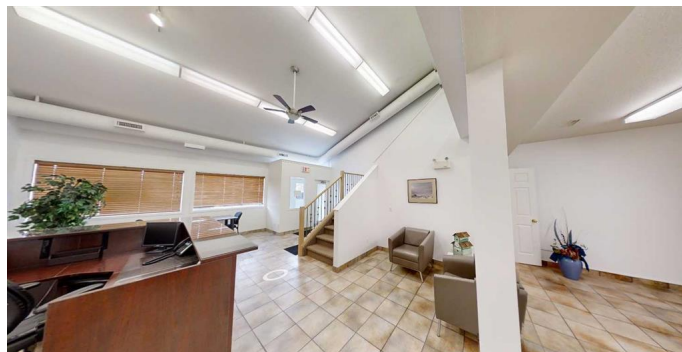
Central Business District., Grande Prairie,  
Alberta

Aggressively priced, freshly painted, fantastic main floor and upstairs office space in a great business condo building - Station 97 - in the City's Central Business District. Plenty of paved parking, a/c, and a recent exterior upgrade completed! The main floor offers a large reception area with vaulted ceilings and lots of natural light (that could lend space for retail, cubicle, or additional office), two large offices, a signing room/smaller office, washroom, storage rooms, and a large boardroom with it's own exterior entrance. Upstairs has an open waiting/lounge area, 2 large offices, washroom, kitchen/lunch room, and additional sink area, storage areas. This is an excellent office space for accounting/financial, legal, real estate or public service sector. This building is very well managed which means lower than average condo association costs. Seller financing is available.

Built in 1998

## Essential Information

MLS® #	A2098286
Price	\$399,900
Bathrooms	0.00
Acres	0.00
Year Built	1998
Type	Commercial



Sub-Type	Office
Status	Active

### Community Information

Address	105, 9840 97 Avenue
Subdivision	Central Business District.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 7K2

### Additional Information

Date Listed	December 28th, 2023
Days on Market	499
Zoning	CC

### Listing Details

Listing Office	RE/MAX Grande Prairie
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