

(780) 532-3388 admin@approvedproperties.ca

## 201, 10126 97 Avenue Grande Prairie, Alberta

Heating:
Floors:
Roof:
Exterior:
Water:
Sewer:
Inclusions:

N/A

MLS # A2116816



\$209,000

Division:

Central Business District

Type:	Office	
Bus. Type:	-	
Sale/Lease:	For Sale	
Bldg. Name:	-	
Bus. Name:	-	
Size:	1,119 sq.ft.	
Zoning:	CC	
	Addl. Cost:	-
	Based on Year:	-
	Utilities:	-
	Parking:	-
	Lot Size:	-
	Lot Feat:	-

CLASS "A" OFFICE SPACE FOR SALE. This property offers ultimate flexibility to acquire 1119 sq.ft. of 2nd floor office space in a well situated central business district location. This listing is for an individually titled office condo unit offering 5 offices, open bullpen or reception area & two washrooms. Please inquire about options to acquire other adjoining units. The complex offers great parking options, good signage and exposure to 97th Ave. and a nice mix of professional tenants. This unit is priced well below appraised value at \$185 sq.ft. Owner is willing to complete work to separate the space from the adjoining units. Short term leaseback(12 months) may be considered. Call a Commercial Broker today to acquire additional information about the property and to arrange a private tour!!