

**104, 9814 97 Street  
Grande Prairie, Alberta**

**MLS # A2119111**



**\$210,000**

**Division:** Central Business District

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** Junction Point 1

**Bus. Name:** -

**Size:** 854 sq.ft.

**Zoning:** CC

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** Cable, Electricity, Natural Gas, Garbage Collection, High

**Exterior:** -

**Parking:** -

**Water:** Public

**Lot Size:** -

**Sewer:** Public Sewer

**Lot Feat:** -

**Inclusions:** N/A

Prime Downtown Opportunity! Looking to add a lucrative investment to your portfolio? or looking for a new place for your business? Look no further! This prime main floor corner unit in Junction Point is located in the heart of downtown and offers an array of amenities. Featuring four offices, a spacious reception area, a cozy coffee room, a convenient storage room, and two bathrooms, this property is designed for maximum functionality and tenant satisfaction. An abundance of natural light floods through numerous windows, creating a bright and inviting atmosphere. Each office has plumbing in place to add in sinks - great for doctors! Impeccably maintained for a hassle-free ownership experience, it also boasts ample parking spaces for both tenants and clients. With the current tenant lease expiring at the end of December 2024, you'll benefit from a steady and reliable income stream from day one or it could be available for you to make your own. An attached floor plan provides detailed office measurements and layout for easy reference. Don't miss out on this exceptional investment opportunity!