

**105, 9725 98 Avenue
Grande Prairie, Alberta**

MLS # A2168033



\$199,900

Division: Central Business District

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 973 sq.ft.

Zoning: CC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

COMMERCIAL OFFICE CONDO UNIT FOR SALE. Strategically located in one of Grande Prairie's most desirable professional locations. Currently offering large reception/waiting area(could be 4th office and still offer room for reception), plus 3 offices(two of which are oversized, full bathroom and storage area. Very high-end finishings in the space allow it to present well and offer comfort & amenities for day to day use. Ample parking, good signage options, well managed condo fees and a very aggressive asking price make this space the perfect opportunity for many suitable uses such as: medical, dental, accounting, legal, psychology, professional services and much more. Currently leased until March 2025. Don't delay until contact a commercial Realtor today for additional information or to arrange a private showing.