

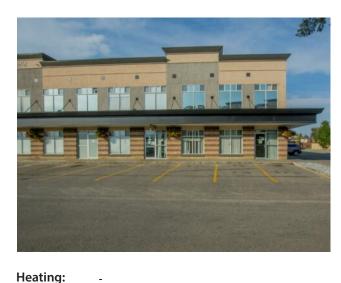


780-978-5674

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102, 9805 97 Street Grande Prairie, Alberta

MLS # A2170147



\$299,900

Division:

Central Business District

Type: Office

Bus. Type: Sale/Lease: For Sale

Bldg. Name: Bus. Name: Size: 1,204 sq.ft.

Zoning: CC

Addl. Cost: Based on Year: Utilities: -

0.16 Acre

Exterior: - Parking:
Water: - Lot Size:

Sewer: Lot Feat:

Inclusions: NONE

Floors:

Roof:

Located in Junction Point 6 (JP6), east of the Royal Bank. This perfectly sized unit has two offices, a waiting room, large open space (more offices could be added), 3 washrooms and staff room. Large windows allow plenty of natural light and there are 2 separate entrances into the space. The one office is quite large and could be divided into 2. Condo Fee's are: 507.91 + 25.40 GST = \$533.31 and include: Building Management Fees, Bank Charges and Interest, Building Insurance, Repair and Maintenance (Building, Elevator, Parking Lot, Landscaping & Flower Baskets). Common Area (Mat Rental, Janitorial & Carpet Cleaning), Garbage and Waste Management, Snow Removal (Parking Lot & Sidewalks), Security, Telephone (Elevator) and Reserve Fund. This unit has just been freshly painted and ready for Immediate possession!