

\$210,000 - 104, 9814 97 Street, Grande Prairie

MLS® #A2119111

\$210,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

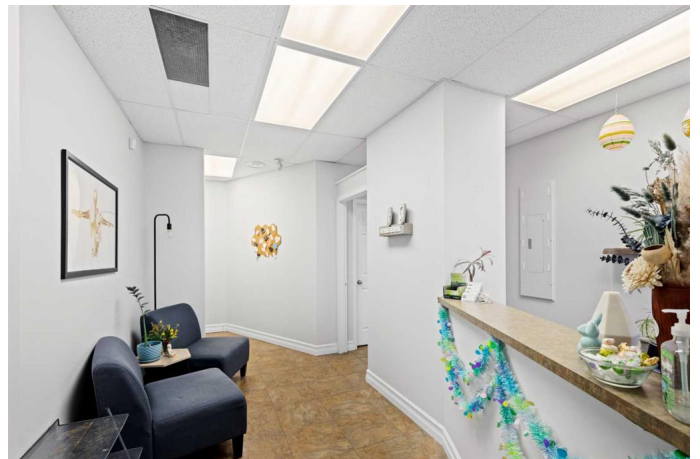
Central Business District, Grande Prairie,
Alberta

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!

Built in 2004

Essential Information



MLS® #	A2119111
Price	\$210,000
Sold Price	\$195,000
Bathrooms	0.00
Acres	0.00
Year Built	2004
Type	Commercial
Sub-Type	Office
Status	Sold

Community Information

Address	104, 9814 97 Street
Subdivision	Central Business District
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 8H5

Amenities

Utilities	Cable Available, Electricity Available, Garbage Collection, High Speed Internet Available, Natural Gas Available, Phone Available, Sewer Available, Water Available
-----------	---

Additional Information

Date Listed	April 1st, 2024
Date Sold	January 3rd, 2025
Days on Market	275
Zoning	CC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.