

# \$299,900 - 102, 9805 97 Street, Grande Prairie

MLS® #A2170147

**\$299,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.16 Acres

Central Business District., Grande Prairie,  
Alberta

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!

Built in 2006

## Essential Information

MLS® #	A2170147
Price	\$299,900
Bathrooms	0.00
Acres	0.16
Year Built	2006
Type	Commercial
Sub-Type	Office
Status	Active



**Community Information**

Address	102, 9805 97 Street
Subdivision	Central Business District.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 8B9

**Additional Information**

Date Listed	October 3rd, 2024
Days on Market	198
Zoning	CC

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.