

**202, 9805 97 Street  
Grande Prairie, Alberta**

**MLS # A2216033**



**\$160,000**

**Division:** Central Business District

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 952 sq.ft.

**Zoning:** CC

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Looking for the perfect spot for your small business? This 952 sq ft. unit is beautifully designed & completely turn key. It sits right in the heart of the Junction Point complexes where you are surrounded by a wide array of businesses that include Medical Clinics, Spas & much more. The space is located on the second floor & is accessible by stairs or elevator. As you enter there is a reception/ waiting room. Down the central hallway, there is a bathroom, staff room with kitchenette, 2 offices & a large open room that can be utilized any way that suits your business needs whether it be a boardroom, open concept office cubicles, storage... you decide. Junction Point is in a fantastic location; high traffic, high visibility & central to anywhere within City limits. Call or text for details!