

**103, 9625 97 Street  
Grande Prairie, Alberta****MLS # A2268056****\$225,000****Division:** Central Business District**Type:** Mixed Use**Bus. Type:** -**Sale/Lease:** For Sale**Bldg. Name:** -**Bus. Name:** -**Size:** 1,078 sq.ft.**Zoning:** CC**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** NA

Presenting a rare opportunity to own a premium commercial space in one of the city's most desirable professional hubs. This modern ground-floor corner unit, redesigned in 2023, offers exceptional visibility, high-end design, and a flexible layout ideal for a wide range of business types and professional services. Designed with functionality and style in mind, this bright and thoughtfully planned space features expansive windows that fill the interior with natural light, paired with sleek contemporary finishes throughout. The layout includes a spacious boardroom or executive office, a private enclosed office, and a versatile open-concept zone that can be customized to your needs—whether you envision a client reception area, additional office space, workstation pods, or a collaborative work environment. A built-in coffee/work station with quartz countertops, upper and lower cabinetry, and sink enhances convenience and elevates the professional atmosphere. Located in Junction Point—a sought-after professional complex in the heart of the city centre—you'll benefit from excellent exposure, convenient access, and proximity to a strong business community. This property is ideal for an owner-operator or investor seeking an upscale, low-maintenance commercial asset in a rapidly growing area. Whether you're ready to establish your presence or expand your portfolio, this space offers lasting value and potential. Don't miss the chance to secure this exceptional commercial opportunity and invest in your business future.