

**201, 10126 97 Avenue
Grande Prairie, Alberta****MLS # A2116816****\$199,000****Division:** Central Business District**Type:** Office**Bus. Type:** -**Sale/Lease:** For Sale**Bldg. Name:** -**Bus. Name:** -**Size:** 1,119 sq.ft.**Zoning:** CC**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** N/A

CLASS "A" OFFICE SPACE FOR SALE. This property offers ultimate flexibility to acquire 1119 sq.ft. of 2nd floor office space in a well situated central business district location. This listing is for an individually titled office condo unit offering 5 offices, open bullpen or reception area & two washrooms. Please inquire about options to acquire other adjoining units. The complex offers great parking options, good signage and exposure to 97th Ave. and a nice mix of professional tenants. This unit is priced well below appraised value at \$178 sq.ft. Owner is willing to complete work to separate the space from the adjoining units. Short term leaseback(12 months) may be considered. Call a Commercial Broker today to acquire additional information about the property and to arrange a private tour!!