

**101, 9856 97 Avenue
Grande Prairie, Alberta**

MLS # A2196164



\$224,900

Division: Central Business District

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: Station 2000

Bus. Name: -

Size: 1,454 sq.ft.

Zoning: CC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

Own Your Future in This Stylish Commercial Condo! Immediate possession available! Step into a bright, contemporary 2-storey corner unit in the sought-after Station 2000. This meticulously maintained space offers a flexible layout, perfect for your growing business. Featuring 5 private offices (easily expandable to 7+ workstations), fresh paint, and updated lighting, you'll find a professional and inviting atmosphere. The main level boasts a welcoming reception area, kitchenette, 2 offices and ample storage, while the upper level showcases stunning hardwood floors, expansive windows, and 3 offices including a huge versatile 13x22ft office suite with built-in desk and cabinets. Enjoy the convenience of worry-free ownership with condo fees covering all exterior maintenance, snow removal, and more. Stop paying rent and invest in your business's success today!