

# \$219,900 - 103, 9802 97 Avenue, Grande Prairie

MLS® #A2212700

**\$219,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.43 Acres

Central Business District., Grande Prairie,  
Alberta

IMMEDIATE POSSESSION available for this commercial office/retail condo unit located in "Station 99". Prime location within the thriving business community along 97 Avenue in the City Center with easy access and fantastic exposure. The main floor offers 986 sq ft of bright, open space, with convenient slat wall panelling and a separate back room area with a washroom and handy janitor floor sink. The second level upstairs, features new flooring, adding 580 sq ft, including an open area, office, washer/dryer hookup, and utility room. This space can be leased to a tenant to help offset your mortgage- Ask your commercial agent for more details. Both floors have been freshly painted and fluorescent lighting is provided. The exterior has been updated, with professionally maintained grounds and ample client parking. This is your opportunity to own commercial real estate in a premium location. Condo fees are \$879.07/month and cover property management, snow removal, yard maintenance, garbage, and exterior decor. Opportunity awaits! Reach out to your Commercial Realtor® for further details or to schedule a viewing.

Built in 1999

## Essential Information

MLS® #	A2212700
Price	\$219,900



Bathrooms	0.00
Acres	0.43
Year Built	1999
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	103, 9802 97 Avenue
Subdivision	Central Business District.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 7K2

### Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air

### Exterior

Roof	Asphalt
Construction	Stone, Vinyl Siding

### Additional Information

Date Listed	April 24th, 2025
Days on Market	60
Zoning	CC

### Listing Details

Listing Office	Grassroots Realty Group Ltd.
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