



**GRASSROOTS**  
REALTY GROUP

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101, 9856 97 Avenue  
Grande Prairie, Alberta

MLS # A1110061



**\$299,900**

<b>Division:</b>	Central Business District
<b>Type:</b>	Office
<b>Bus. Type:</b>	Professional Service, Professional/Office
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,632 sq.ft.
<b>Zoning:</b>	CC

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	-		

IMMEDIATE POSSESSION..for lease or FOR SALE.This is a great condo for your business or as a solid investment with a reliable tenant.Unit has been well maintained and full since present owners purchased in 2004. As needed, paint and flooring have been replaced. Lots of parking and a very convenient location makes the 2 story unit very desirable. Unit contains kitchenette, washroom, 2 offices and reception on the main floor. Upstairs you will find a huge bright office and 1 smaller office. Long term tenant has been excellent and very likely may wish to stay. Unit is for sale or can be leased- 1, 2, or 3 offices plus reception. See under For Lease. Owner is a licensed Realtor in Alberta.