

# \$299,900 - 102, 9805 97 Street, Grande Prairie

MLS® #A2213848

**\$299,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.01 Acres

Central Business District., Grande Prairie,  
Alberta

Located in Junction Point 6 (JP6), east of the Royal Bank. This perfectly sized unit has two offices, a waiting room, large open space (more offices could be added), 3 washrooms and staff room. Large windows allow plenty of natural light and there are 2 separate entrances into the space. The one office is quite large and could be divided into 2. Condo Fee™s are: 507.91 + 25.40 GST = \$533.31 and include: Building Management Fees, Bank Charges and Interest, Building Insurance, Repair and Maintenance (Building, Elevator, Parking Lot, Landscaping & Flower Baskets). Common Area (Mat Rental, Janitorial & Carpet Cleaning), Garbage and Waste Management, Snow Removal (Parking Lot & Sidewalks), Security, Telephone (Elevator) and Reserve Fund. This unit has just been freshly painted and ready for Immediate possession!

Built in 2006

## Essential Information

MLS® #	A2213848
Price	\$299,900
Bathrooms	0.00
Acres	0.01
Year Built	2006
Type	Commercial
Sub-Type	Office
Status	Active



## Community Information

Address	102, 9805 97 Street
Subdivision	Central Business District.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 8B9

## Additional Information

Date Listed	April 23rd, 2025
Days on Market	67
Zoning	CC

## Listing Details

Listing Office	RE/MAX Grande Prairie
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