

\$549,900 - 9801 97 Avenue, Grande Prairie

MLS® #A2192317

\$549,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.02 Acres

Central Business District., Grande Prairie,
Alberta

Discover a unique opportunity in this well-appointed commercial property, featuring a welcoming, full accessible reception area and several private offices, with comfortable living quarters located above. Perfect for entrepreneurs, small businesses, or companies seeking a dual-purpose space or the potential for multiple tenants. The sizable main floor has been well maintained with many recent updates and includes 3 offices, a washroom, a large flex room with dividers (furniture & dividers negotiable) and work spaces as well as a reception area with built ins. Upstairs offers additional offices and meeting room areas to be used for either extra work space or as a residence. Located on a 66x122 lot there is plenty of parking onsite and potential for you to add more offices or a work bay onto the building, or fence a portion for a daycare playground or secure storage. And if you would like more space, the seller will provide the right of first refusal for to buy the neighboring 33x122 lot for just \$50,000. This property is located in GPs central business district and has terrific access & visibility so don't let this opportunity pass you by, contact your favourite commercial real estate professional today to arrange a viewing.

Built in 1958

Essential Information



MLS® #	A2192317
Price	\$549,900
Bathrooms	0.00
Acres	0.02
Year Built	1958
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	9801 97 Avenue
Subdivision	Central Business District.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 0M9

Additional Information

Date Listed	February 4th, 2025
Days on Market	81
Zoning	CC

Listing Details

Listing Office	Royal LePage - The Realty Group
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