

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

MLS® #A2268557

\$219,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.43 Acres

Central Business District., Grande Prairie,
Alberta

VACANT/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 top space can
be leased to a tenant to help offset your
mortgage. 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. ALSO FOR LEASE AT
MLS A2268601.

Built in 1999

Essential Information

MLS® # A2268557



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	November 5th, 2025
Days on Market	4
Zoning	CC

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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