

# \$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 | 14                 |
| Zoning         | CC                 |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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