

780-832-5880 cord@gpremax.com

102, 9805 97 Street Grande Prairie, Alberta

Heating: Floors: Roof:

Exterior:

Water:

Sewer:

Inclusions:

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N/A

MLS # A2213848



\$299,900

	Division:	Central Business District	
	Туре:	Office	
	Bus. Type:	-	
	Sale/Lease:	For Sale	
	Bldg. Name:	-	
	Bus. Name:	-	
	Size:	1,204 sq.ft.	
	Zoning:	CC	
		Addl. Cost:	-
		Based on Year:	-
		Utilities:	-
		Parking:	-
		Lot Size:	0.01 Acre
		Lot Feat:	-

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!