

# \$695,000 - 201, 9625 97 Street, Grande Prairie

MLS® #A2103249

**\$695,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.04 Acres

Central Business District., Grande Prairie,  
Alberta

Explore this turn-key medical/professional property spanning 5,490 sq.ft., this prime real estate boasts elevator access and is strategically positioned in Grande Prairie's Central Business District within Junction Point. Immerse yourself in high-quality leaseholds, meticulously designed to accommodate up to 16 office/exam rooms, an expansive therapy/bullpen area, a welcoming waiting room, and essential office support spaces like storage and washrooms. The abundance of windows on three sides floods the space with natural light, creating an inviting atmosphere. Don't miss the chance to secure this property at a remarkable value, and a rare opportunity to acquire a space well below current market rates. Act now and position yourself in a premium location designed for success. To book a showing or for more information call your local Commercial Realtor®.

Built in 2014

## Essential Information

MLS® #	A2103249
Price	\$695,000
Bathrooms	0.00
Acres	0.04
Year Built	2014
Type	Commercial
Sub-Type	Office



Status                      Active

**Community Information**

Address                    201, 9625 97 Street  
Subdivision              Central Business District.  
City                        Grande Prairie  
County                    Grande Prairie  
Province                  Alberta  
Postal Code              T8V 8B9

**Additional Information**

Date Listed                January 23rd, 2024  
Days on Market        447  
Zoning                    CC

**Listing Details**

Listing Office            RE/MAX Grande Prairie

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