

COURT ORDERED SALE





FULLY DEVELOPED OFFICE CONDO (1,766 SF±)

NAI Commercial



#103, 10418 - 99 AVENUE | GRANDE PRAIRIE, AB | \$199,000 (\$112 PSF)

PROPERTY HIGHLIGHTS

-  **Fully Developed Unit:** Includes several professional offices, open work area, kitchenette and reception
-  **Central Location:** Conveniently situated in the mature neighbourhood in central Grande Prairie with prime exposure to 99 Avenue, the property offers easy access to a wide range of nearby amenities, including restaurants, shops, professional services, and public transit
-  **Functionality:** Property can uniquely accommodate a wide variety of professional users
-  **Professionally managed property**

VINCENZO CAPUTO MBA, SIOR
Partner
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The information herein is not warranted by the Lender nor should any Purchaser rely solely on this information. Instead, each Purchaser is responsible to conduct its own prudent due diligence as this Court Ordered Sale is offered on an "As is and Where is" basis.



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

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ADDITIONAL INFORMATION

PURCHASE PRICE \$250,000 (\$142 PSF) **\$199,000 (\$112 PSF)**

LEGAL DESCRIPTION Plan 0424174, Unit 3

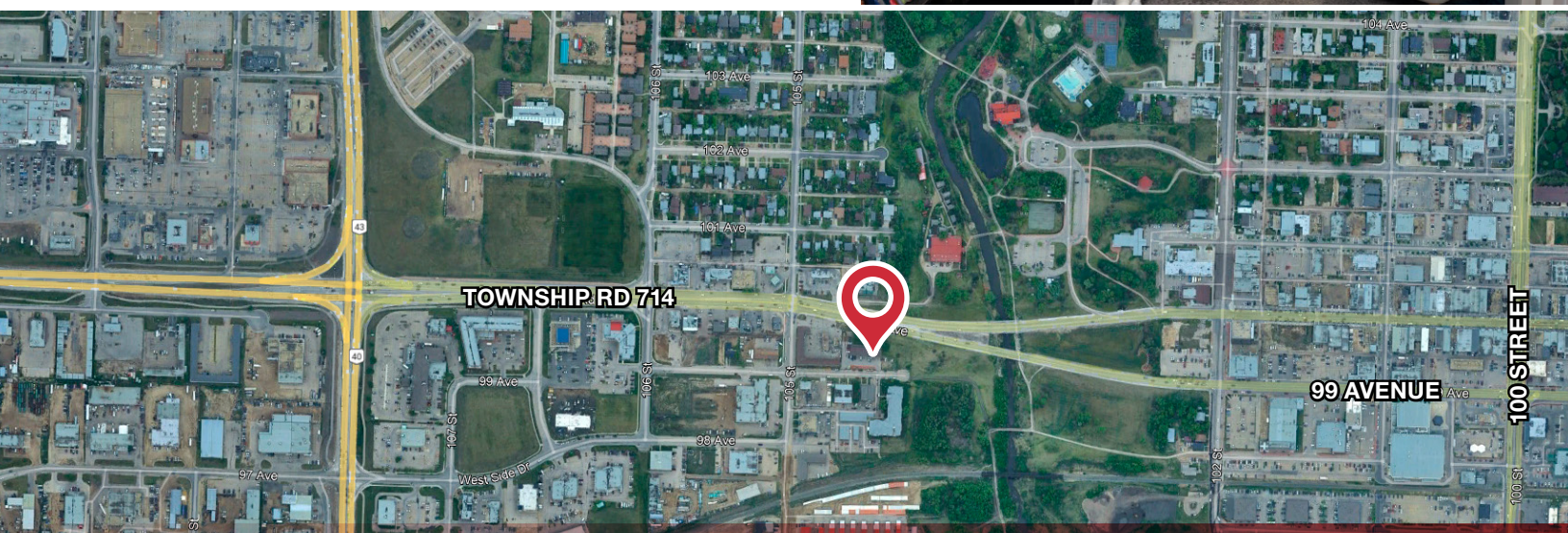
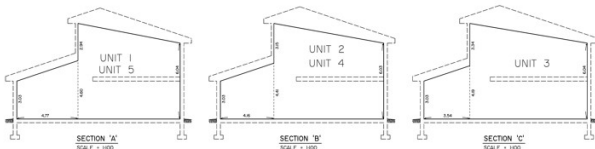
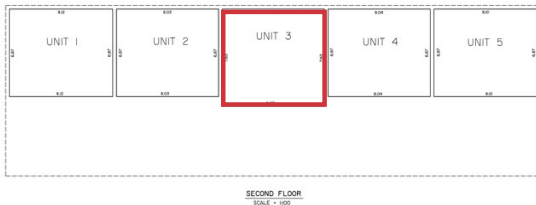
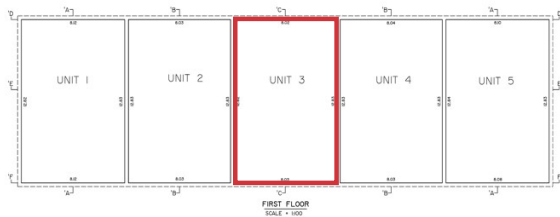
SIZE Registered Unit Size/Useable Area:
1,766 sq.ft.± (UA)

ZONING CA - Arterial Commercial District

CONDO FEES \$596 per month (2024)

PROPERTY TAXES \$6,288.18 (2024)

YEAR BUILT 1993



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