

# \$425,000 - 102 & 103, 10126 97 Avenue, Grande Prairie

---

MLS® #A2116823

**\$425,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Central Business District., Grande Prairie,  
Alberta

CLASS "A" OFFICE SPACE FOR SALE. This property offers ultimate flexibility to acquire 2513 sq.ft. of main floor office space in a well situated central business district location. This listing is for two individually titled office condo unit offering up to 7 offices, open reception or bullpen work area & one washroom. Please inquire about options to acquire other adjoining units. The complex offers great parking options, good signage and exposure to 97th Ave. and a nice mix of professional tenants. This unit is priced well below appraised value at \$169 sq.ft. Owner is willing to complete work to separate the space from the adjoining units. Short term leaseback(12 months) may be considered. Call a Commercial Broker today to acquire additional information about the property and to arrange a private tour!!



Built in 2001

## Essential Information

MLS® #	A2116823
Price	\$425,000
Bathrooms	0.00
Acres	0.00
Year Built	2001
Type	Commercial
Sub-Type	Office
Status	Active

**Community Information**

Address	102 & 103, 10126 97 Avenue
Subdivision	Central Business District.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 7X6

**Additional Information**

Date Listed	March 22nd, 2024
Days on Market	462
Zoning	CC

**Listing Details**

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.