

# \$1,229,000 - 102,103,106 & 201 -203, 10126 97 Avenue, Grande Prairie

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MLS® #A2161743

**\$1,229,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Central Business District., Grande Prairie,  
Alberta

Exceptional 7,524 Sq. Ft. 2-storey Commercial  
Office Space for Sale

Unlock endless potential with this impressive 7,524 sq. ft. 2-storey commercial office building strategically designed for flexibility and business growth. Featuring six individual legal units, this property offers a unique opportunity to customize and subdivide spaces to suit a variety of business needs.

The main floor welcomes you with a spacious reception area, 12 private offices, two washrooms, multiple large storage/file rooms, and a conference room ideal for meetings and collaborations. On the second floor, you'll find 11 private offices, an open-concept bullpen work area, a kitchenette, four additional washrooms, and ample storage, all illuminated by natural light from numerous large windows.

With its adaptable layout and potential for subdividing, this property is an ideal choice for businesses seeking versatile, strategic office space. Conveniently located with easy access to major transportation routes and essential amenities, this office space is perfectly positioned to meet the diverse needs of any growing business. \$163 per square foot.

Donâ€™t miss out on this rare



opportunityâ€”contact your commercial REALTOR today to schedule a private tour and discover how this dynamic space can elevate your business!

Built in 2001

**Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | A2161743    |
| Price      | \$1,229,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 2001        |
| Type       | Commercial  |
| Sub-Type   | Office      |
| Status     | Active      |

**Community Information**

|             |   |
|-------------|---|
| Address     | 102,103,106 & 201 -203, 10126 97 Avenue |
| Subdivision | Central Business District.              |
| City        | Grande Prairie                          |
| County      | Grande Prairie                          |
| Province    | Alberta                                 |
| Postal Code | T8V 7X6                                 |

**Amenities**

|                |    |
|----------------|----|
| Parking Spaces | 25 |
|----------------|----|

**Interior**

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air             |

**Exterior**

|              |                                 |
|--------------|---------------------------------|
| Roof         | Asphalt Shingle                 |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

**Additional Information**

|             |                     |
|-------------|---------------------|
| Date Listed | September 6th, 2024 |
|-------------|---------------------|

|                |     |
|----------------|-----|
| Days on Market | 363 |
| Zoning         | CC  |

**Listing Details**

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

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