

# \$659,000 - 201, 202 & 203, 10126 97 Avenue, Grande Prairie

MLS® #A2161745

**\$659,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Central Business District., Grande Prairie,  
Alberta

Explore a distinctive opportunity to own this 3992 sq ft second-floor commercial office space. Comprising three individual legal units, this property is meticulously designed for versatility, allowing for potential subdivision into smaller spaces tailored to diverse business needs. Boasting 11 private offices, a spacious bullpen work area, a well-appointed kitchenette, four additional washrooms, extra storage rooms, and the convenience of an elevator catering to client accessibility. Natural light envelops the entire space, creating an inviting atmosphere. Its flexible layout makes this property appealing for businesses seeking a dynamic and adaptable workspace. Nestled in downtown Grande Prairie, it offers easy access to public transportation and boasts excellent building signage for heightened visibility. \$165 per square foot. Secure your opportunity—book a private tour with your commercial REALTOR today!

Built in 2001

## Essential Information

MLS® #	A2161745
Price	\$659,000
Bathrooms	0.00
Acres	0.00



Year Built	2001
Type	Commercial
Sub-Type	Office
Status	Active

### Community Information

Address	201, 202 & 203, 10126 97 Avenue
Subdivision	Central Business District.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 7X6

### Amenities

Parking Spaces	15
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### Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air

### Exterior

Roof	Asphalt Shingle
Foundation	Poured Concrete

### Additional Information

Date Listed	September 6th, 2024
Days on Market	250
Zoning	CC

### Listing Details

Listing Office	RE/MAX Grande Prairie
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