

**103, 10104 97 Avenue
Grande Prairie, Alberta**

MLS # A2277441



\$2,199,900

Division: Central Business District

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 8,137 sq.ft.

Zoning: CC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: Paved

Inclusions: N/A

Exceptional opportunity to own or lease a versatile commercial building in the heart of the downtown core. Featuring 8,137 sq. ft. of well-designed space, this property is ideal for a growing business or as an investment opportunity with strong income potential. The building offers two full floors with a smart layout including multiple private offices, a large boardroom, mail room, and open areas that can accommodate a wide range of professional uses. With ample on-site parking & a rare find in the downtown area & this property combines convenience with functionality. Whether you're expanding your business, seeking a central professional space, or looking to invest in a high-demand area, this property offers the location, size, and amenities to meet your needs.