

**102,103,106 & 201 -203, 10126 97 Avenue  
Grande Prairie, Alberta**

**MLS # A2161743**

**\$1,229,000**



**Division:** Central Business District

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** Grande Central Station

**Bus. Name:** -

**Size:** 7,524 sq.ft.

**Zoning:** CC

**Heating:** Forced Air, Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Asphalt Shingle

**Utilities:** -

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

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. Don't miss out on this rare opportunity—contact your commercial REALTOR today to schedule a private tour and discover how this dynamic space can elevate your business!