

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

---

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	372
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.