

# \$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 |
|----------------|----|

### 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 | 227                 |
| Zoning         | CC                  |

### Listing Details

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

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