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## 202, 10126 97 AVE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Grande Prairie, Alberta



**Listing ID:**  
27943


**MLS ID:**  
A2116810

**\$335,000**



 **JORDAN MENZIES**  
 (780) 933-4015

 RE/MAX Grande Prairie  
 780-538-4747

 202, 10126 97 Ave , Grande Prairie , Alberta T8V 7X6

**Transaction Type**

For Sale

**Days On Market**

693

**Zoning**

CC

**Subdivision**

Central Business District

**Year Built**

2001

**Structure Type**

Office

**Property Type**

Commercial

**Property Sub Type**

Office

**Legal Plan**

0125170

**Building Area (Sq. Ft.)**

2127.00

**Building Area (Sq. M.)**

197.60

**Inclusions**

N/A

**Restrictions**

None Known

**Reports**

None

CLASS "A" OFFICE SPACE FOR SALE. This property offers ultimate flexibility to acquire 2127 sq.ft. of 2nd floor office space in a well situated central business district location. This listing is for an individually titled office condo unit offering 4 offices + kitchen area, open reception or bullpen work area & one washroom. Please inquire about options to acquire other adjoining units. The complex offers great parking options, good signage and exposure to 97th Ave. and a nice mix of professional tenants. This unit is priced well below appraised value at \$157 sq.ft. Owner is willing to complete work to separate the space from the adjoining units. Short term leaseback(12 months) may be considered. Call a Commercial Broker today to acquire additional information about the property and to arrange a private tour!!

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