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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**  
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 RE/MAX Grande Prairie  
 780-538-4747

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

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Zoning</b>
For Sale	693	CC
<b>Subdivision</b>	<b>Year Built</b>	<b>Structure Type</b>
Central Business District	2001	Office
<b>Property Type</b>	<b>Property Sub Type</b>	<b>Legal Plan</b>
Commercial	Office	0125170
<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>	<b>Inclusions</b>
2127.00	197.60	N/A
<b>Restrictions</b>	<b>Reports</b>	
None Known	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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