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102,103,106 & 201 -203, 10126 97 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Grande Prairie, Alberta



Listing ID:
28570

MLS ID:
A2161743

\$1,229,000



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

 RE/MAX Grande Prairie
 780-538-4747

 102,103,106 & 201 -203, 10126 97 Avenue , Grande Prairie , Alberta T8V 7X6

Transaction Type For Sale	Title Fee Simple	Days On Market 457
Zoning CC	Subdivision Central Business District	Building Type Condo Complex
Year Built 2001	Structure Type Low Rise (2-4 stories)	Property Type Commercial
Property Sub Type Office	Legal Plan 0125170	Building Area (Sq. Ft.) 7524.00
Building Area (Sq. M.) 699.00	Construction Type Stone,Vinyl Siding,Wood Frame	Roof Asphalt Shingle
Foundation Poured Concrete	Cooling Central Air	Heating Forced Air,Natural Gas
Access to Property Accessible to Major Traffic Route,Direct Access,Public Transportation Nearby,Visual Exposure	Inclusions N/A	Restrictions None Known
Reports Condo/Strata Bylaws,Floor Plans		

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!

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