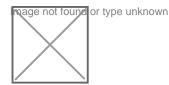


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102,103,106 & 201 -203, 10126 97 AVENUE FOR SALE

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

2 780-538-4747

M

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

Transaction Type

For Sale

Title

Days On Market

457

Zoning

CC

Subdivision

Fee Simple

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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