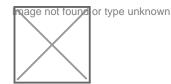


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103, 10104 97 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationGrande Prairie, Alberta

Listing ID: 32061

MLS ID: A2255891

\$2,199,900



△ KIM LISSOWAY

(780) 814-1090

□ RE/MAX Grande Prairie

2 780-538-4747

r<u>M</u>

103, 10104 97 Avenue, Grande Prairie, Alberta T8V 7X6

Transaction Type

For Sale

Zoning

CC

Subdivision

Central Business District

Year Built

2001

Structure Type

Low Rise (2-4 stories)

Property Type Commercial

Property Sub Type

Office

Legal Plan

Building Area (Sq. Ft.)

0122269

8137.00

Building Area (Sq. M.)

755.95

Lot Features

Paved

Inclusions

N/A

Restrictions None Known Reports Floor Plans

Exceptional opportunity to own or lease a versatile commercial building in the heart of the downtown core. Featuring 8,137 sq. ft. of well-designed space, this property is ideal for a growing business or as an investment opportunity with strong income potential. The building offers two full floors with a smart layout including multiple private offices, a large boardroom, mail room, and open areas that can accommodate a wide range of professional uses. With ample on-site parking - a rare find in the downtown area - this property combines convenience with functionality. Whether you're expanding your business, seeking a central professional space, or looking to invest in a high-demand area, this property offers the location, size, and amenities to meet your needs.

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