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## 103, 10104 97 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Grande Prairie, Alberta

**Listing ID:**  
33564

**MLS ID:**  
A2279002

**\$1,199,900**



**KIM LISSOWAY**  
 (780) 814-1090

RE/MAX Grande Prairie  
 780-538-4747

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

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Zoning</b>
For Sale	1	CC
<b>Subdivision</b>	<b>Year Built</b>	<b>Structure Type</b>
Central Business District	2001	Low Rise (2-4 stories)
<b>Property Type</b>	<b>Property Sub Type</b>	<b>Legal Plan</b>
Commercial	Office	0122269
<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>	<b>Inclusions</b>
4354.00	404.50	N/A
<b>Restrictions</b>	<b>Reports</b>	
None Known	None	

Position your business in this well-appointed 4,354 square foot commercial main floor office space located in a highly sought-after central location. Designed for functionality and efficiency, the main floor layout offers an ideal balance of private offices and collaborative work areas. The space features 12 private offices, a professional boardroom, and a welcoming reception area, creating a strong first impression for clients and visitors. Multiple open workspace/bulletin areas provide flexibility for team collaboration or future reconfiguration. Additional amenities include two washrooms, a dedicated data/IT room, copier/mail/supply area, and a fully equipped kitchen/lunch room for staff convenience. The thoughtful layout supports a wide range of professional users including corporate offices, medical, legal, tech, or administrative operations. This centrally located office offers excellent accessibility, visibility, and proximity to nearby amenities, making it an ideal opportunity for businesses seeking a turnkey workspace in a prime area.

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