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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**
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 RE/MAX Grande Prairie
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103, 10104 97 Avenue , Grande Prairie , Alberta T8V 7X6

Transaction Type For Sale	Days On Market 1	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 0122269
Building Area (Sq. Ft.) 4354.00	Building Area (Sq. M.) 404.50	Inclusions N/A
Restrictions None Known	Reports 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/bullpen 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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