# \$659,000 - 201, 202 & 203, 10126 97 Avenue, Grande Prairie

MLS® #A2161745

## \$659,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Central Business District., Grande Prairie, Alberta

Explore a distinctive opportunity to own this 3992 sq ft second-floor commercial office space. Comprising three individual legal units, this property is meticulously designed for versatility, allowing for potential subdivision into smaller spaces tailored to diverse business needs. Boasting 11 private offices, a spacious bullpen work area, a well-appointed kitchenette, four additional washrooms, extra storage rooms, and the convenience of an elevator catering to client accessibility. Natural light envelops the entire space, creating an inviting atmosphere. Its flexible layout makes this property appealing for businesses seeking a dynamic and adaptable workspace. Nestled in downtown Grande Prairie, it offers easy access to public transportation and boasts excellent building signage for heightened visibility. \$165 per square foot.

Secure your opportunityâ€"book a private tour with your commercial REALTOR today!

\$659,000

0.00

Built in 2001

Price

Acres

## **Essential Information**

MLS® # A2161745

Bathrooms 0.00







Year Built 2001

Type Commercial

Sub-Type Office Status Active

## **Community Information**

Address 201, 202 & 203, 10126 97 Avenue

Subdivision Central Business District.

City Grande Prairie
County Grande Prairie

Province Alberta
Postal Code T8V 7X6

#### **Amenities**

Parking Spaces 15

#### Interior

Heating Forced Air, Natural Gas

Cooling Central Air

#### **Exterior**

Roof Asphalt Shingle Foundation Poured Concrete

### **Additional Information**

Date Listed September 6th, 2024

Days on Market 423

Zoning CC

## **Listing Details**

Listing Office RE/MAX Grande Prairie

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