

# \$599,000 - 102, 103, & 106, 10126 97 Avenue, Grande Prairie

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MLS® #A2093079

**\$599,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Central Business District., Grande Prairie,  
Alberta

CLASS "A" OFFICE SPACE FOR SALE. This property offers ultimate flexibility to acquire 3532 sq.ft. of main floor office space in a well-situated central business district location. This listing encapsulates 3 individually titled condo units currently offering 10 offices, 2 washrooms, numerous options for open workspace, multiple entrance options and much more. The complex provides ample parking, prominent signage visibility along 97th Ave, and a diverse mix of professional tenants. This unit is offered at an exceptional value, priced significantly below the appraised rate at just \$170+/- per sq. ft. Call a Commercial Realtor today to acquire additional property information and arrange a private tour!!

Built in 2001

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2093079   |
| Price      | \$599,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2001       |
| Type       | Commercial |
| Sub-Type   | Office     |
| Status     | Active     |

## Community Information



|             |                                  |
|-------------|----------------------------------|
| Address     | 102, 103, & 106, 10126 97 Avenue |
| Subdivision | Central Business District.       |
| City        | Grande Prairie                   |
| County      | Grande Prairie                   |
| Province    | Alberta                          |
| Postal Code | T8V 7X6                          |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 13th, 2023 |
| Days on Market | 684                 |
| Zoning         | CC                  |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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