



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

103, 10104 97 Avenue
Grande Prairie, Alberta

MLS # A2249607



\$20 per sq.ft.

Division: Central Business District

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 8,137 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Exceptional office space available in the heart of the downtown central business district. This well-designed property offers both a main floor and upper level, featuring multiple private offices, a spacious boardroom, and an inviting open reception area. The layout is further enhanced with two separate washrooms (one on each level), two kitchenettes, and a dedicated mail room, providing everything needed for a functional and professional workspace. With its central location, versatile design, and abundance of amenities, this property is ideally suited for professional services, corporate offices, or businesses seeking a strong downtown presence. Additional Rent Includes taxes & condo fees. \$6,251.36+ base rent \$13,561.67+ GST. Tenant is responsible for utilities.