



**GRASSROOTS**  
REALTY GROUP

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

103, 10104 97 Avenue  
Grande Prairie, Alberta

MLS # A2255891



**\$2,199,900**

**Division:** Central Business District

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 8,137 sq.ft.

**Zoning:** CC

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** Paved

**Inclusions:** N/A

Exceptional opportunity to own or lease a versatile commercial building in the heart of the downtown core. Featuring 8,137 sq. ft. of well-designed space, this property is ideal for a growing business or as an investment opportunity with strong income potential. The building offers two full floors with a smart layout including multiple private offices, a large boardroom, mail room, and open areas that can accommodate a wide range of professional uses. With ample on-site parking & a rare find in the downtown area & this property combines convenience with functionality. Whether you're expanding your business, seeking a central professional space, or looking to invest in a high-demand area, this property offers the location, size, and amenities to meet your needs.