



GRASSROOTS
REALTY GROUP

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103, 10104 97 Avenue
Grande Prairie, Alberta

MLS # A2277441



\$2,199,900

Division:	Central Business District
Type:	Office
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	Grande Central Station 101
Bus. Name:	-
Size:	8,137 sq.ft.
Zoning:	CC

Heating:	Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	Paved
Inclusions:	N/A		

8,137sf of exceptional office space available in the heart of the downtown central business district. This well-designed property offers both main floor and upper level, with elevator and central interior stairway access to the second floor. The layout features 27 private offices - most with large exterior windows, 2 spacious boardrooms, an inviting main floor reception area, 4 washrooms, 2 kitchenettes, several open workspace/waiting/bullpen areas, a mail/copier room, a data room, and storage rooms - providing everything needed for a functional and professional workspace. Ideally suited for professional services, corporate offices, or businesses seeking a strong downtown presence. There is an abundance of parking here with a large city parking lot adjacent to the parking area for this building.