



102,103,106,107 & 201-203, 10126 97 Avenue
Grande Prairie, Alberta

MLS # A2092472



\$1,355,000

Division: Central Business District

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: Grande Central Station

Bus. Name: -

Size: 7,524 sq.ft.

Zoning: CC

Heating: Forced Air, Natural Gas

Floors: -

Roof: Asphalt Shingle

Exterior: Stone, Vinyl Siding, Wood Frame

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Introducing a remarkable investment opportunity in the form of a 7,524 sq ft, 2-storey commercial office space. Comprising seven individual legal units, this property is designed with flexibility in mind, offering the potential to subdivide into smaller spaces to suit various business needs. The main floor boasts a spacious reception area, 12 private offices, two washrooms, multiple large storage/file rooms, and a conference room. Ascend to the second floor, where you'll find 11 private offices, a generous bullpen work area, a kitchenette, four additional washrooms, and extra storage rooms. The entire space is bathed in natural light, thanks to numerous windows strategically placed throughout. With its versatile layout and investment potential, featuring seven individual legal units, this property is an attractive option for businesses seeking a strategic and adaptable workspace. Conveniently located with easy access to essential amenities and major transportation routes, this commercial office space is ready to fulfill the diverse needs of your business. Schedule a private tour with your commercial REALTOR today and explore the possibilities. Seize the opportunity to invest in a space that offers both immediate utility and long-term potential.