



102, 103, & 106, 10126 97 Avenue
Grande Prairie, Alberta

MLS # A2093079



\$653,420

Division: Central Business District

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,532 sq.ft.

Zoning: CC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

CLASS "A" OFFICE SPACE FOR SALE. This property offers ultimate flexibility to acquire 5350 sq.ft. of main floor office space in a well situated central business district location. This listing encapsulates a total of five individually titled condo units currently offering 16 offices, 4 washrooms, numerous options for open work space, multiple entrance options and much more. The complex offers great parking options, good signage and exposure to 97th Ave. and a nice mix of professional tenants. This unit is priced well below appraised value at \$187 sq.ft. Owner is willing to complete work to separate the space into smaller units if needed. Occupancy for the entire main floor will be Q4 2024, short term leaseback(12-18months) may be considered. Call a Commercial Broker today to acquire additional information about the property and to arrange a private tour!!