



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2093079**



**\$599,000**

**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 3532 sq.ft. of main floor office space in a well-situated central business district location. This listing encapsulates 3 individually titled condo units currently offering 10 offices, 2 washrooms, numerous options for open workspace, multiple entrance options and much more. The complex provides ample parking, prominent signage visibility along 97th Ave, and a diverse mix of professional tenants. This unit is offered at an exceptional value, priced significantly below the appraised rate at just \$170+/- per sq. ft. Call a Commercial Realtor today to acquire additional property information and arrange a private tour!!