



**GRASSROOTS**  
REALTY GROUP

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105, 106, 107, 108, 9824 97 Avenue  
Grande Prairie, Alberta

MLS # A2136079



**\$1,700,000**

**Division:** Central Business District

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 7,254 sq.ft.

**Zoning:** CC

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Fantastic office space in central commercial district of Grande Prairie. Beautiful Station 98 building has had an extensive exterior renovation completed. There are two main entrances to this large office/professional space - one staff entrance on the West Side of the building and one client entrance on East side of the building, with an abundance of parking for both! These units could be divided into 3 separate main floor and upper units if needed. Available mid-late October 2024. This would be an excellent space for accounting, legal, engineering, etc.