



202, 203, & 204, 10126 97 Avenue  
Grande Prairie, Alberta

MLS # A2144090



**\$13 per sq.ft.**

**Division:** Central Business District

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** Grande Central Station

**Bus. Name:** -

**Size:** 3,992 sq.ft.

**Zoning:** CC

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** Asphalt Shingle

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Explore a distinctive opportunity to lease this 3992 sq ft second-floor commercial office space. Comprising three individual legal units, this property is meticulously designed for versatility, allowing for potential subdivision into smaller spaces tailored to diverse business needs. Boasting 11 private offices, a spacious bullpen work area, a well-appointed kitchenette, four additional washrooms, extra storage rooms, and the convenience of an elevator catering to client accessibility. Natural light envelops the entire space, creating an inviting atmosphere. With its flexible layout, this property is appealing for businesses seeking a dynamic and adaptable workspace. Nestled in downtown Grande Prairie, it offers easy access to public transportation and boasts excellent building signage for heightened visibility. Don't miss out. Schedule a private tour with your commercial REALTOR today