



**GRASSROOTS**  
REALTY GROUP

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**201, 202 & 203, 10126 97 Avenue  
Grande Prairie, Alberta**

**MLS # A2161745**

**\$659,000**



**Division:** Central Business District

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** Grande Central Station

**Bus. Name:** -

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

**Zoning:** CC

**Heating:** Forced Air, Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Asphalt Shingle

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Explore a distinctive opportunity to own 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. Its flexible layout makes this property 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. \$165 per square foot. Secure your opportunity&mdash;book a private tour with your commercial REALTOR today!