

# \$10 - 102,103,106 & 201 -203, 10126 97 Avenue, Grande Prairie

---

MLS® #A2144098

**\$10**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Central Business District., Grande Prairie,  
Alberta

Introducing a remarkable opportunity in the form of a 7,524 sq ft, 2-storey commercial office space for Lease. Comprising seven individual legal units, this property is designed with flexibility in mind, offering the potential to subdivide into smaller spaces to suit various business needs. The main floor boasts a spacious reception area, 12 private offices, two washrooms, multiple large storage/file rooms, and a conference room. Ascend to the second floor, where you'll find 11 private offices, a generous bullpen work area, a kitchenette, four additional washrooms, and extra storage rooms. The entire space is bathed in natural light, thanks to numerous windows strategically placed throughout. With its versatile layout and potential, featuring seven individual legal units, this property is an attractive option for businesses seeking a strategic and adaptable workspace. Conveniently located with easy access to essential amenities and major transportation routes, this commercial office space is ready to fulfill the diverse needs of your business. Schedule a private tour with your commercial REALTOR today and explore the possibilities. At \$10 a sq ft. Seize the opportunity to lease a space that offers versatility and convince.

Built in 2001



## Essential Information

MLS® #	A2144098
Price	\$10
Bathrooms	0.00
Acres	0.00
Year Built	2001
Type	Commercial
Sub-Type	Office
Status	Active

## Community Information

Address	102,103,106 & 201 -203, 10126 97 Avenue
Subdivision	Central Business District.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 7X6

## Amenities

Parking Spaces	25
----------------	----

## Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air

## Exterior

Roof	Asphalt Shingle
Construction	Wood Frame, Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 25th, 2024
Days on Market	444
Zoning	CC

## Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.