

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

**MLS # A2116823**



# \$425,000

**Division:** Central Business District

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,513 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 2513 sq.ft. of main floor office space in a well situated central business district location. This listing is for two individually titled office condo unit offering up to 7 offices, open reception or bullpen work area & one washroom. Please inquire about options to acquire other adjoining units. The complex offers great parking options, good signage and exposure to 97th Ave. and a nice mix of professional tenants. This unit is priced well below appraised value at \$169 sq.ft. Owner is willing to complete work to separate the space from the adjoining units. Short term leaseback(12 months) may be considered. Call a Commercial Broker today to acquire additional information about the property and to arrange a private tour!!