

# \$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 | 404             |
| 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.