

# **\$350,000 - 202, 10126 97 Ave, Grande Prairie**

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MLS® #A2116810

**\$350,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Central Business District., Grande Prairie,  
Alberta

CLASS "A" OFFICE SPACE FOR SALE. This property offers ultimate flexibility to acquire 2127 sq.ft. of 2nd floor office space in a well situated central business district location. This listing is for an individually titled office condo unit offering 4 offices + kitchen area, 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 \$165 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!!



Built in 2001

## **Essential Information**

MLS® #	A2116810
Price	\$350,000
Bathrooms	0.00
Acres	0.00
Year Built	2001
Type	Commercial
Sub-Type	Office
Status	Active

## Community Information

Address	202, 10126 97 Ave
Subdivision	Central Business District.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 7X6

## Additional Information

Date Listed	March 22nd, 2024
Days on Market	505
Zoning	CC

## Listing Details

Listing Office	RE/MAX Grande Prairie
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