

# \$335,000 - 202, 10126 97 Ave, Grande Prairie

---

MLS® #A2116810

**\$335,000**

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 \$157 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      | \$335,000  |
| 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 | 565              |
| Zoning         | CC               |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.