

780-832-5880

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## 103, 10104 97 Avenue Grande Prairie, Alberta

Heating:
Floors:
Roof:
Exterior:
Water:
Sewer:
Inclusions:

N/A

MLS # A2249607



## \$20 per sq.ft.

Division:	Central Business District	
Type:	Office	
Bus. Type:	-	
Sale/Lease:	For Lease	
Bldg. Name:	-	
Bus. Name:	-	
Size:	8,137 sq.ft.	
Zoning:	-	
	Addl. Cost:	
	Based on Year:	
	Utilities:	
	Parking: -	
	Lot Size: -	
	Lot Feat: -	

Exceptional office space available in the heart of the downtown central business district. This well-designed property offers both a main floor and upper level, featuring multiple private offices, a spacious boardroom, and an inviting open reception area. The layout is further enhanced with two separate washrooms (one on each level), two kitchenettes, and a dedicated mail room, providing everything needed for a functional and professional workspace. With its central location, versatile design, and abundance of amenities, this property is ideally suited for professional services, corporate offices, or businesses seeking a strong downtown presence. Additional Rent Includes taxes & condo fees. \$6,251.36+ base rent \$13,561.67+ GST. Tenant is responsible for utilities.