

103, 10104 97 Avenue
Grande Prairie, Alberta

MLS # A2277441

\$2,199,900



Division: Central Business District

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: Grande Central Station 101

Bus. Name: -

Size: 8,137 sq.ft.

Zoning: CC

Heating: Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: Paved

Inclusions: N/A

8,137sf of exceptional office space available in the heart of the downtown central business district. This well-designed property offers both main floor and upper level, with elevator and central interior stairway access to the second floor. The layout features 27 private offices - most with large exterior windows, 2 spacious boardrooms, an inviting main floor reception area, 4 washrooms, 2 kitchenettes, several open workspace/waiting/bullpen areas, a mail/copier room, a data room, and storage rooms - providing everything needed for a functional and professional workspace. Ideally suited for professional services, corporate offices, or businesses seeking a strong downtown presence. There is an abundance of parking here with a large city parking lot adjacent to the parking area for this building.