

103, 10104 97 Avenue  
Grande Prairie, Alberta

MLS # A2280233



# \$1,100,000

**Division:** Central Business District

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,783 sq.ft.

**Zoning:** CC

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Located in a central and easily accessible area, this 3,783 square foot commercial 2nd floor office space offers an efficient and professional upstairs layout ideal for a wide range of business uses. The space features 15 private offices, a dedicated boardroom, and a convenient kitchenette, providing an excellent balance of private and collaborative work areas. Additional highlights include two washrooms and two separate entrances, allowing for flexible access and improved functionality for staff and clients. The thoughtful configuration supports productivity, privacy, and operational efficiency, making it well-suited for professional services, medical, administrative, or growing organizations. A strong central location combined with a versatile layout makes this an outstanding opportunity for businesses seeking a polished and practical office environment.