

102,103,106 & 201 -203, 10126 97 Avenue  
Grande Prairie, Alberta

MLS # A2144098

## \$12 per sq.ft.



**Division:** Central Business District

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** Grande Central Station

**Bus. Name:** -

**Size:** 7,524 sq.ft.

**Zoning:** CC

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** Asphalt Shingle

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Introducing a remarkable opportunity in the form of a 7,524 sq ft, 2-storey commercial office space for Lease. Comprising seven individual legal units, this property is designed with flexibility in mind, offering the potential to subdivide into smaller spaces to suit various business needs. The main floor boasts a spacious reception area, 12 private offices, two washrooms, multiple large storage/file rooms, and a conference room. Ascend to the second floor, where you'll find 11 private offices, a generous bullpen work area, a kitchenette, four additional washrooms, and extra storage rooms. The entire space is bathed in natural light, thanks to numerous windows strategically placed throughout. With its versatile layout and potential, featuring seven individual legal units, this property is an attractive option for businesses seeking a strategic and adaptable workspace. Conveniently located with easy access to essential amenities and major transportation routes, this commercial office space is ready to fulfill the diverse needs of your business. Schedule a private tour with your commercial REALTOR today and explore the possibilities. Seize the opportunity to lease a space that offers versatility and convince.