



**GRASSROOTS**  
REALTY GROUP

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105, 106, 107, 108, 9824 97 Avenue  
Grande Prairie, Alberta

MLS # A2234153



**\$1,700,000**

**Division:** Central Business District

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** Station 98

**Bus. Name:** -

**Size:** 7,254 sq.ft.

**Zoning:** CC

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Occupancy/vacant possession available April 1st! Part or all of the space is available for lease or for sale. Fantastic office space in central location with ample parking and recent renovations!! office space in central commercial district of Grande Prairie. Beautiful Station 98 building has had an extensive exterior renovation completed. There are two main entrances to this large office/professional space - one staff entrance on the West Side of the building and one client entrance on East side of the building, with an abundance of parking for both! These units could be divided into 3 separate main floor and upper units if needed. This would be an excellent space for accounting, legal, engineering, etc.