



GRASSROOTS
REALTY GROUP

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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
Floors: -
Roof: -
Exterior: -
Water: -
Sewer: -
Inclusions: N/A

Addl. Cost: -
Based on Year: -
Utilities: -
Parking: -
Lot Size: -
Lot Feat: Paved

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.