



**103, 10104 97 Avenue , Grande Prairie, Alberta - \$2,199,900**



Main Photo

## Property Description

Exceptional opportunity to own or lease a versatile commercial building in the heart of the downtown core. Featuring 8,137 sq. ft. of well-designed space, this property is ideal for a growing business or as an investment opportunity with strong income potential. The building offers two full floors with a smart layout including multiple private offices, a large boardroom, mail room, and open areas that can accommodate a wide range of professional uses. With ample on-site parking – a rare find in the downtown area – this property combines convenience with functionality. Whether you're expanding your business, seeking a central professional space, or looking to invest in a high-demand area, this property offers the location, size, and amenities to meet your needs.

## REALTOR Referral



REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

*Courtesy Of: RE/MAX Grande Prairie*



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