

**203, 10126 97 Avenue  
Grande Prairie, Alberta**

**MLS # A2161749**



**\$169,000**

**Division:** Central Business District

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** Grande Central Station

**Bus. Name:** -

**Size:** 746 sq.ft.

**Zoning:** CC

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** Asphalt Shingle

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Premium Second-Floor Office Space for Sale in Grande Central Station, Downtown Grande Prairie. Seize the opportunity to own this prime 746 sq.ft. commercial office in the heart of downtown Grande Prairie. Ideally designed for professionals, the space features two private offices, a welcoming reception area, a kitchenette, dedicated storage room, and a private washroom. With elevator access, this office offers both convenience and functionality for staff and clients alike—all at an affordable price point at \$250 per square foot. Don't miss your chance to secure this exceptional office space. Call your commercial REALTOR today to arrange a private tour!