

103, 10104 97 Avenue  
Grande Prairie, Alberta

MLS # A2249607



**\$20 per sq.ft.**

**Division:** Central Business District

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 8,051 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Exceptional office space available in the heart of the downtown central business district. This well-designed property offers both a main floor and upper level, featuring multiple private offices, a spacious boardroom, and an inviting open reception area. The layout is further enhanced with two separate washrooms (one on each level), two kitchenettes, and a dedicated mail room, providing everything needed for a functional and professional workspace. With its central location, versatile design, and abundance of amenities, this property is ideally suited for professional services, corporate offices, or businesses seeking a strong downtown presence. Additional Rent Includes taxes & condo fees. \$6,443.41 + base rent \$13,418.33 GST INC. Tenant is responsible for utilities.