

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

MLS® #A2255891

\$2,199,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Central Business District., Grande Prairie,
Alberta

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.

Built in 2001

Essential Information

MLS® #	A2255891
Price	\$2,199,900
Bathrooms	0.00
Acres	0.00
Year Built	2001
Type	Commercial
Sub-Type	Office
Status	Active



Community Information

Address	103, 10104 97 Avenue
Subdivision	Central Business District.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 7X6

Amenities

Parking Spaces	10
----------------	----

Exterior

Lot Description	Paved
-----------------	-------

Additional Information

Date Listed	September 10th, 2025
Days on Market	71
Zoning	CC

Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.