

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

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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 | 56                   |
| Zoning         | CC                   |

## Listing Details

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

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