



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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103, 10104 97 Avenue  
Grande Prairie, Alberta

MLS # A2255891



\$2,199,900

|             |     |                |       |
|-------------|-----|----------------|-------|
| Heating:    | -   | Addl. Cost:    | -     |
| Floors:     | -   | Based on Year: | -     |
| Roof:       | -   | Utilities:     | -     |
| Exterior:   | -   | Parking:       | -     |
| Water:      | -   | Lot Size:      | -     |
| Sewer:      | -   | Lot Feat:      | Paved |
| Inclusions: | N/A |                |       |

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.