

**10101 100 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2198125**



**\$1,089,900**

**Division:** Central Business District

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 5,082 sq.ft.

**Zoning:** CC

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** OFFICE FURNITURE, OFFICE EQUIPMENT, MEDIA EQUIPMENT

TURN KEY PROFESSIONAL DUPLEX OFFICE SPACE RECENTLY UPDATED AND READY FOR YOUR BUSINESS, INCLUDES OFFICE FURNITURE AND EQUIPMENT, 2 SEPARATELY TITLED LOTS BESIDE, 20m X 35m AND IMMEDIATE POSSESSION. THIS BUILDING IS DIVIDED INTO TWO SIDES TO ALLOWING YOU TO USE ONE SIDE AND RENT OUT THE OTHER OUT OR USE BOTH SIDES. THE EAST SIDE HAS A LARGE FRONT AREA THAT CURRENTLY IS SPLIT UP INTO MODULAR OFFICES, BUT COULD BE USED AS A LARGE OPEN SPACE, RECEPTION OR SPLIT INTO MORE OFFICES. THE EAST SIDE ALSO HAS A LARGE MEDIA/ BOARD ROOM, A QUIET ROOM, A KITCHEN A COUPLE OFFICES AND WHEELCHAIR-ACCESSIBLE BATHROOM, AND A VAULT THAT IS CURRENTLY BOLTED OPEN AND JUST USED AS A STORAGE ROOM. THE WEST SIDE OF THE BUILDING HAS A LARGE OPEN RECEPTION OR FLEX OFFICE AREA WITH SEVERAL LARGE OFFICES ALONG THE WEST WALL OF THE BUILDING. THERE IS A FULLY USABLE BASEMENT UNDER ONE SIDE OF THE BUILDING THAT HAS A SEPARATE ENTRANCE FROM THE BACK AND HAS BEEN SPLIT UP INTO A LARGE MEDIA CONFERENCE ROOM, A FEW OFFICES AND TWO LARGE BATHROOMS. USE THE WHOLE SPACE OR RENT AS 3 DIFFERENT AREAS. THIS IS A CONCRETE CONSTRUCTION BUILDING A BUILT LIKE A BUNKER!