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## 202, 9814 97 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Grande Prairie, Alberta



**Listing ID:**  
30194


**MLS ID:**  
A2211003

**\$16**



 **JOSH DESGAGNE**  
 (780) 518-7428

 Grassroots Realty Group Ltd.  
 1-833-477-6687

 202, 9814 97 Street , Grande Prairie , Alberta T8V8H5

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 77	<b>Lease Amount</b> 16.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> Central Business District	<b>Year Built</b> 2005
<b>Structure Type</b> Office	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Building Area (Sq. Ft.)</b> 1926.00	<b>Building Area (Sq. M.)</b> 178.93	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> Floor Plans	

An incredible opportunity for your business! This 1,926sq.ft 2nd floor unit located in Junction Point offers a secure, easily accessible space in a prime location, with immediate stair and elevator access. Currently in permitting stage to be completely renovated and built out as an office space with a wide open reception area, 6 offices, staff/board room, 2 bathrooms and ample storage area. Enjoy the perks of natural light with windows along the South + West walls, and the large public parking lot providing proper accommodations for your clientele. \*INQUIRE AS TO STAGE OF RENOVATIONS, ONGOING PROCESS. As is, base rent \$16/sq.ft = \$2,568. Additional Rent \$13/sq.ft = \$2086.50. Total monthly payment = \$4,654.5 + GST, tenant to pay utilities directly.

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