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## 200, 9805 97 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Grande Prairie, Alberta



**Listing ID:**  
30488

**MLS ID:**  
A2209450

**\$20**



 **KIM LISSOWAY**  
 (780) 814-1090

 RE/MAX Grande Prairie  
 780-538-4747

 200, 9805 97 Street , Grande Prairie , Alberta T8V 8B9

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 209	<b>Lease Amount</b> 20.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> Central Business District	<b>Year Built</b> 2006
<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Building Area (Sq. Ft.)</b> 6000.00	<b>Building Area (Sq. M.)</b> 557.41	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> Floor Plans	

Unlock the potential of your business with this exceptional 6,000 sq.ft office space, available for lease in a highly accessible and professional commercial building. Perfectly suited for a wide range of professional services, this expansive suite offers a well-appointed, turnkey layout designed for productivity and comfort. The space includes 22 offices (including 5 double/partner sizes offices), 3 boardroom-sized spaces, interview room, 4 washrooms, staff/lunchroom, and a spacious reception area. There are large windows allowing for lots of light. Located in a well-maintained building with excellent curb appeal and parking, and an elevator, this property offers both functionality and prestige. Whether you're expanding your operations or establishing a new headquarters, this space is ready for immediate occupancy. Schedule a tour today and discover how this professional space can support your business success. Lease rate \$20.00/sf= \$10,000 + GST /mo. Additional rent includes condo fees, property tax, insurance and water \$4,544.24/mo. Total Rent =\$14,544 plus utilities & tenant insurance.

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