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## 103, 9625 97 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Grande Prairie, Alberta



**Listing ID:**  
32741


**MLS ID:**  
A2268054

**\$1,950**



 **LUANA MCDONALD**  
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 eXp Realty  
 403-262-7653

 103, 9625 97 Street , Grande Prairie , Alberta T8V8K5

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 65	<b>Lease Amount</b> 1950.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Central Business District	<b>Building Type</b> Mixed Use
<b>Year Built</b> 2015	<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> 1078.00	<b>Building Area (Sq. M.)</b> 100.15
<b>Inclusions</b> NA	<b>Restrictions</b> Non-Smoking Building	<b>Reports</b> Condo/Strata Bylaws, Floor Plans

This modern ground-floor corner unit, thoughtfully redesigned in 2023, features a bright, open layout designed to support a wide range of business needs. With contemporary finishes, ample natural light, and a highly functional design, it delivers both style and practicality. The space includes a spacious office or boardroom—ideal for meetings, presentations, or private work—along with a separate enclosed office for focused tasks or executive use. The adjoining open area offers versatile options and can easily be tailored to suit your workflow, whether you need a client reception area, additional workstations, or a collaborative team space. A dedicated coffee/work station is conveniently equipped with a sink, cabinetry, and sleek quartz countertops, bringing a fresh vibe to your space. Nestled in Junction Point, a thriving hub for professionals in the city centre, this unit provides an exceptional environment for growth and visibility. Whether you're launching your business or looking to expand, this location combines functionality, flexibility, and prime exposure. Base rent is 1950.00 per month +GST, additional rent is 1150.00+ GST =3100.00 + GST per month . Tenant responsible for utilities Don't miss your chance to secure this amazing space and elevate your business game!

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