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## 103, 9802 97 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Grande Prairie, Alberta

**Listing ID:**  
32753

**MLS ID:**  
A2268601

**\$2,700**



 **MORGAN MACLEAN**  
 (780) 518-1567

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

 103, 9802 97 Avenue , Grande Prairie , Alberta T8V 7K2

<b>Transaction Type</b>	<b>Title</b>	<b>Days On Market</b>
For Lease	Fee Simple	84
<b>Lease Amount</b>	<b>Lease Frequency</b>	<b>Zoning</b>
2700.00	Monthly	CC
<b>Subdivision</b>	<b>Building Type</b>	<b>Year Built</b>
Central Business District	Condo Complex	1999
<b>Structure Type</b>	<b>Property Type</b>	<b>Property Sub Type</b>
Mixed Use	Commercial	Mixed Use
<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>
9925072	1566.00	145.48
<b>Lot Size (Sq. Ft.)</b>	<b>Lot Size (Acres)</b>	<b>Construction Type</b>
18567	0.43	Stone,Vinyl Siding
<b>Roof</b>	<b>Cooling</b>	<b>Heating</b>
Asphalt	Central Air	Forced Air,Natural Gas
<b>Inclusions</b>	<b>Restrictions</b>	<b>Reports</b>
N/A	None Known	None

FOR LEASE - IMMEDIATE POSSESSION available for this commercial office/retail condo unit located in "Station 99". \$2700/MONTH + UTILITIES for this prime location within the thriving business community along 97 Avenue in the City Center with easy access and fantastic exposure. The main floor offers 986 sq ft of bright, open space, with convenient slat wall paneling and a separate back room area with a washroom and handy janitor floor sink. The second level upstairs features new flooring, adding 580 sq ft, including an open area, office, washer/dryer hookup, and utility room. This top space can be subleased to a tenant to help offset your rent. Both floors have been freshly painted, and fluorescent lighting is provided. The exterior has been updated, with professionally maintained grounds and ample client parking. This is your opportunity to lease commercial real estate in a premium location. Opportunity awaits! Reach out to your Commercial Realtor© for further details or to schedule a viewing. ALSO FOR SALE AT MLS A2268557.

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