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103, 9802 97 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationGrande Prairie, Alberta

Listing ID: 32753

MLS ID: A2268601

\$2,700



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

Transaction Type Title Days On Market

For Lease Fee Simple 23

Lease AmountLease FrequencyZoning2700.00MonthlyCC

SubdivisionBuilding TypeYear BuiltCentral Business DistrictCondo Complex1999

Structure TypeProperty TypeProperty Sub TypeMixed UseCommercialMixed Use

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

9925072 1566.00 145.48

Lot Size (Sq. Ft.)Lot Size (Acres)Construction Type185670.43Stone, Vinyl Siding

Roof Cooling Heating

Asphalt Central Air Forced Air, Natural Gas

InclusionsRestrictionsReportsN/ANone KnownNone

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 panelling 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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