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203, 9805 97 STREET FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Grande Prairie, Alberta



Listing ID:
34686


MLS ID:
A2297855

\$22



 **CORD SPERO**
 (780) 832-5880

 RE/MAX Grande Prairie
 780-538-4747

 203, 9805 97 Street , Grande Prairie , Alberta T8V 8B9

Transaction Type For Lease	Zoning CC	Subdivision Central Business District
Year Built 2006	Structure Type Office	Property Type Commercial
Property Sub Type Office	Legal Plan 0621157	Building Area (Sq. Ft.) 932.00
Building Area (Sq. M.) 86.58	Lot Size (Sq. Ft.) 6792	Lot Size (Acres) 0.16
Inclusions n/a	Restrictions None Known	Reports None

Well-maintained 932 SF office space located in the heart of the city within the desirable Junction Point business development, offering a professional setting with excellent curb appeal. The layout includes three private offices, one washroom and a reception area, includes washer and dryer connection, ideal for a variety of professional users, with convenient elevator access within the building. Clients will appreciate the ample parking at the front, while additional rear parking provides convenience for staff. Lease Details: Base Rent: \$22.00/sq.ft = \$1,708.67/month, Additional Rent: \$12.00/sq.ft = \$932.00/month. Total Monthly Cost: \$2,640.67 plus GST, gas, power and tenant insurance. Contact your Commercial Realtor® today to arrange a viewing

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