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## 103, 9802 97 AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Grande Prairie, Alberta



**Listing ID:**  
35151


**MLS ID:**  
A2308971

**\$2,700**



 **MORGAN MACLEAN**  
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 103, 9802 97 Avenue , Grande Prairie , Alberta T8V 7K2

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 1
<b>Lease Amount</b> 2700.00	<b>Lease Frequency</b> Monthly	<b>Zoning</b> CC
<b>Subdivision</b> Central Business District	<b>Building Type</b> Condo Complex	<b>Year Built</b> 1999
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> 9925072	<b>Building Area (Sq. Ft.)</b> 1566.00	<b>Building Area (Sq. M.)</b> 145.48
<b>Lot Size (Sq. Ft.)</b> 18567	<b>Lot Size (Acres)</b> 0.43	<b>Construction Type</b> Stone,Vinyl Siding
<b>Roof</b> Asphalt	<b>Cooling</b> Central Air	<b>Heating</b> Forced Air,Natural Gas
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> 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 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. Includes property management, snow removal, yard maintenance, garbage, and exterior decor. Gas & power are on their own meters, and water is billed every 3 months by property management. 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 A2308979

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