

# \$16 - 202, 9814 97 Street, Grande Prairie

MLS® #A2211003

## \$16

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Central Business District., Grande Prairie,  
Alberta

An incredible opportunity for your business!  
This 1,926sq.ft 2nd floor unit located in  
Junction Point offers a secure, easily  
accessible space in a prime location, with  
immediate stair and elevator access. Currently  
in permitting stage to be completely renovated  
and built out as an office space with a wide  
open reception area, 6 offices, staff/board  
room, 2 bathrooms and ample storage area.  
Enjoy the perks of natural light with windows  
along the South + West walls, and the large  
public parking lot providing proper  
accommodations for your clientele. \*INQUIRE  
AS TO STAGE OF RENOVATIONS,  
ONGOING PROCESS. As is, base rent  
\$16/sq.ft = \$2,568. Additional Rent \$13/sq.ft =  
\$2086.50. Total monthly payment = \$4,654.5  
+ GST, tenant to pay utilities directly.

Built in 2005

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2211003   |
| Price      | \$16       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2005       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |



## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 202, 9814 97 Street        |
| Subdivision | Central Business District. |
| City        | Grande Prairie             |
| County      | Grande Prairie             |
| Province    | Alberta                    |
| Postal Code | T8V8H5                     |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 66               |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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