

# \$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	64

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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