

**202, 9814 97 Street**  
**Grande Prairie, Alberta**

**MLS # A2211003**



**\$16 per sq.ft.**

**Division:** Central Business District

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,926 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

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.