

\$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 set up for a salon or spa with several drains throughout, 3 offices, 2 washrooms, laundry hook-ups and plenty of storage, with a few modifications this space would be the perfect fit for a wide variety of industries. 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. Landlord will also build to suit for a negotiated lease rate, inquire with your commercial REALTOR® about possible improvements and associated cost increases - flexible options available! A sample build-out option is available upon request. 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	16

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.