

# \$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	4

### Listing Details

Listing Office	Grassroots Realty Group Ltd.
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