

101, 102 109, 9824 97 Avenue
Grande Prairie, Alberta

MLS # A2173289



\$19 per sq.ft.

Division: Central Business District

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 4,885 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: None

Excellent office space available in Station 98, located in the heart of Grande Prairie's downtown business and retail district. The building has recently undergone exterior upgrades, making it one of the most attractive office buildings in the area. It offers ample parking and prime signage opportunities in a well-maintained business condo complex. Ideal for accounting, bookkeeping, insurance, legal, or any office setup. The main floor features a storm entrance, reception area, 9 offices, boardroom, kitchen, and 2 washrooms. The second floor includes 4 additional offices (one with a dividing wall for two workspaces), a boardroom, washroom, bullpen area, and storage rooms. Basic Rent \$19/sf x 4885sf = \$8121.31/mo incl. GST. Additional rent \$2,820.24/mo incl. GST + utilities. Available July 1st. This space could be split into two or 3 separate units, each with main and 2nd floor space - see floor plan in supplements. #109 is approx. 2485sf, #101 is approx. 1200sf, #102 is approx. 1200sf. Also available are unit 103 (1,438sf) & unit 104 (765sf) for lease or sale.