

# \$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 | 5                |

### Listing Details

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

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