780-814-1090
admin@mylifestyleagents.ca

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

MLS # A2301667



$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:	N/A		

Great office space available in Station 98, in Grande Prairie’s downtown business & retail core. This building has had recent exterior upgrades and is one of the nicest looking office buildings downtown. There is plenty of parking and excellent signage opportunity in this well managed business condo complex. This is a great space for accounting, bookkeeping, insurance, legal, or any office set up. The main floor has a storm entrance, reception area, 9 offices, board room, kitchen, and 2 washrooms. The second floor offers another 4 offices (one with dividing wall to accommodate two desk spaces), board room, 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. Current Tennant will be out June 1, 2026 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.

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