

105, 106, 9824 97 Avenue
Grande Prairie, Alberta

MLS # A2319405



\$20 per sq.ft.

Division: Central Business District

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,728 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Position your business in this well-maintained 2,728 SF main floor & upstairs office space located in a highly accessible central location with ample on-site parking for both staff and clients. Designed with functionality in mind, this space features 7 private offices, washroom a large upper floor meeting/boardroom, and an upstairs staff/lounge area with sink, making it ideal for a variety of professional, administrative, or service-based businesses. The efficient layout provides flexibility for growing teams while offering a professional environment for day-to-day operations. Its central location ensures convenient access to major routes, amenities, and surrounding businesses. For tenants requiring additional room to expand, there is also the opportunity to combine this space with adjoining areas within the building, creating a larger footprint to accommodate your evolving business needs. A great opportunity to secure flexible office space with room to grow in a sought-after central location. Base rent \$20/sf x 2728sf = \$4,546.67/mo. Additional Rent: Condo fees \$717.15/mo, Taxes \$711.54/mo, Insurance \$118.92/mo. Total Monthly Rent \$6,094.28 plus Utilities.