

107, 9824 97 Avenue
Grande Prairie, Alberta

MLS # A2319424



\$20 per sq.ft.

Division: Central Business District

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,350 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 for success in this well-appointed 1,350 SF main & upstairs office space located in a highly accessible central location. Featuring a functional layout designed to accommodate a variety of professional and business uses, this turnkey space offers 3 private offices, a dedicated boardroom, and an open bullpen area ideal for collaborative workspaces or additional staff stations. The property also includes two washrooms, ample parking for employees and clients, and a practical floor plan that maximizes efficiency and productivity. Whether you're expanding your current operations or establishing a new office, this space provides the flexibility and convenience today's businesses require. An excellent opportunity to secure quality office space in a convenient location. Base rent \$20/sf = \$2,250/mo+ GST. Condo Fees, approximately \$387.50/mo, Taxes approx. \$437.50/mo, Insurance approx. \$58.33/mo. Total additional rent costs = \$883.33/mo + Utilities.