MY Lifestyle AGENTS

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108, 9824 97 Avenue
Grande Prairie, Alberta

MLS # A2319426



$20 per sq.ft.

Division:	Central Business District
Type:	Office
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	Station 98
Bus. Name:	-
Size:	3,176 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 centrally located downtown office space offering 3,176 square feet of functional and professional workspace. Designed to accommodate a variety of office and professional service users, this well-appointed space features a welcoming reception area with an adjacent waiting room, a dedicated boardroom, seven private offices, two washrooms, an upper reception or workspace, a file/storage room, a staff or flex room, and a convenient kitchenette area. The efficient layout provides flexibility for administrative, professional, medical, or service-based operations, while ample on-site parking ensures convenience for both staff and clients. With excellent accessibility and a prime central location, this property presents an outstanding opportunity for businesses seeking a professional and practical office environment. A turnkey office opportunity in a highly accessible location, ready to support your growing business. Base Rent $20/sf x 3176sf = $5,293.33/mo. Addtional Rent: Condo fees approx. $1,251.83/mo, Taxes approx. $767.28, Insurance approx. $138.42/mo = $2,157.53/mo. Total Monthly Rent $7,450.86 plus Utilities.

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