

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. Additional 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.