

\$16 - 202, 9814 97 Street, Grande Prairie

MLS® #A2211003

\$16

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Central Business District., Grande Prairie,
Alberta

An incredible opportunity for your business!
This 1,926sq.ft 2nd floor unit located in
Junction Point offers a secure, easily
accessible space in a prime location, with
immediate stair and elevator access. Currently
set up for a salon or spa with several drains
throughout, 3 offices, 2 washrooms, laundry
hook-ups and plenty of storage, with a few
modifications this space would be the perfect
fit for a wide variety of industries. Enjoy the
perks of natural light with windows along the
South + West walls, and the large public
parking lot providing proper accommodations
for your clientele. Landlord will also build to
suit for a negotiated lease rate, inquire with
your commercial REALTOR® about possible
improvements and associated cost increases -
flexible options available! A sample build-out
option is available upon request. As is, base
rent \$16/sq.ft = \$2,568. Additional Rent
\$13/sq.ft = \$2086.50. Total monthly payment
= \$4,654.5 + GST, tenant to pay utilities
directly.

Built in 2005

Essential Information

MLS® #	A2211003
Price	\$16
Bathrooms	0.00
Acres	0.00



Year Built	2005
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	202, 9814 97 Street
Subdivision	Central Business District.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V8H5

Additional Information

Date Listed	April 15th, 2025
Days on Market	23

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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