

1-833-477-6687 aloha@grassrootsrealty.ca

103, 9802 97 Avenue **Grande Prairie, Alberta**

MLS # A2268601



Forced Air, Natural Gas

Stone, Vinyl Siding

\$2,700 per month

Division:	Central Business District
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	Station 99
Bus. Name:	-
Size:	1,566 sq.ft.
Zoning:	СС
	Addl. Cost:
	Based on Year:
	Utilities:

0.43 Acre

Inclusions:

Heating:

Exterior:

Water:

Sewer:

Floors: Roof:

N/A

Asphalt

FOR LEASE - IMMEDIATE POSSESSION available for this commercial office/retail condo unit located in "Station 99". \$2700/MONTH + UTILITIES for this prime location within the thriving business community along 97 Avenue in the City Center with easy access and fantastic exposure. The main floor offers 986 sq ft of bright, open space, with convenient slat wall panelling and a separate back room area with a washroom and handy janitor floor sink. The second level upstairs features new flooring, adding 580 sq ft, including an open area, office, washer/dryer hookup, and utility room. This top space can be subleased to a tenant to help offset your rent. Both floors have been freshly painted, and fluorescent lighting is provided. The exterior has been updated, with professionally maintained grounds and ample client parking. This is your opportunity to lease commercial real estate in a premium location. Opportunity awaits! Reach out to your Commercial Realtor© for further details or to schedule a viewing. ALSO FOR SALE AT MLS A2268557.

Parking:

Lot Size:

Lot Feat: