



GRASSROOTS
REALTY GROUP

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203, 9805 97 Street
Grande Prairie, Alberta

MLS # A2297855



\$22 per sq.ft.

Division: Central Business District

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 932 sq.ft.

Zoning: CC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.16 Acre

Sewer: -

Lot Feat: -

Inclusions: n/a

Well-maintained 932 SF office space located in the heart of the city within the desirable Junction Point business development, offering a professional setting with excellent curb appeal. The layout includes three private offices, one washroom and a reception area, includes washer and dryer connection, ideal for a variety of professional users, with convenient elevator access within the building. Clients will appreciate the ample parking at the front, while additional rear parking provides convenience for staff. Lease Details: Base Rent: \$22.00/sq.ft = \$1,708.67/month, Additional Rent: \$12.00/sq.ft = \$932.00/month. Total Monthly Cost: \$2,640.67 plus GST, gas, power and tenant insurance. Contact your Commercial Realtor® today to arrange a viewing