



GRASSROOTS
REALTY GROUP

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202, 9814 97 Street
Grande Prairie, Alberta

MLS # A2211003



\$16 per sq.ft.

Division: Central Business District

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,926 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

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.