

\$18 - 202, 9814 97 Street, Grande Prairie

MLS® #A2246213

\$18

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Central Business District., Grande Prairie,
Alberta

Newly renovated, move-in ready office space for lease in Junction Point! This 1,926sq.ft 2nd floor unit offers a secure, easily accessible space in a prime location, with immediate stair + elevator access and a large public parking lot. Perfect for wellness, medical, tech or any other array of professional teams, with flexible leasing and buildout options tailored to your business! Recent professional upgrades include; fresh paint throughout, new modern pot-lighting, repaired/refreshed flooring and move-in ready touchups, with over \$20K invested to this point. The layout is highly adaptable; currently offering 1 executive office with ensuite washroom, 2nd office/staff room, corner suite boardroom, a 2nd washroom, storage/laundry room and the spacious reception area adjacent to main entry, perfect for up to 10 cubicles/work stations, physio or wellness treatment zones (can be partitioned) & more. West + South facing windows provide ample natural light throughout the entire unit, a truly warm & inviting future work-space for your business! Base rent: \$18/sq.ft = \$2,889/mo, CAM \$13/sq.ft = \$2,086.5/mo. Total = \$4,975.5/mo + GST, tenant pays utilities directly. Will offer a \$10/sq.ft TI Allowance, OR landlord is willing to invest up to additional \$100K for a custom renovation, with base rent beginning between \$26-\$28/sq.ft depending on the scope of build-out. Inquire with your commercial REALTOR® for more information!



Built in 2005

Essential Information

MLS® #	A2246213
Price	\$18
Bathrooms	0.00
Acres	0.00
Year Built	2005
Type	Commercial
Sub-Type	Office
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	August 18th, 2025
Days on Market	27

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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