

# \$19 - 101, 102 109, 9824 97 Avenue, Grande Prairie

MLS® #A2173289

## \$19

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

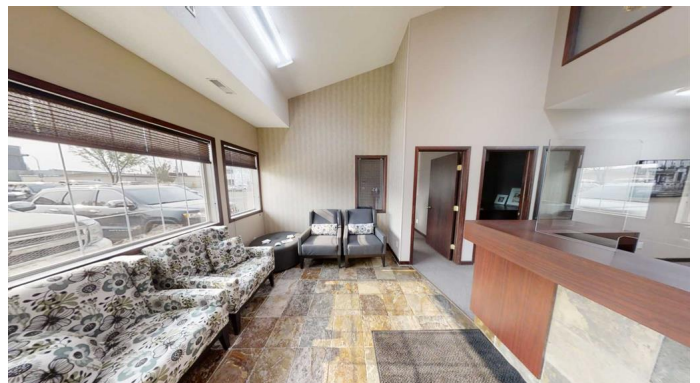
Central Business District., Grande Prairie,  
Alberta

Excellent office space available in Station 98, located in the heart of Grande Prairie's downtown business and retail district. The building has recently undergone exterior upgrades, making it one of the most attractive office buildings in the area. It offers ample parking and prime signage opportunities in a well-maintained business condo complex. Ideal for accounting, bookkeeping, insurance, legal, or any office setup. The main floor features a storm entrance, reception area, 9 offices, boardroom, kitchen, and 2 washrooms. The second floor includes 4 additional offices (one with a dividing wall for two workspaces), a boardroom, washroom, bullpen area, and storage rooms. Basic Rent \$19/sf x 4885sf = \$8121.31/mo incl. GST. Additional rent \$2,820.24/mo incl. GST + utilities. Available July 1st. This space could be split into two or 3 separate units, each with main and 2nd floor space - see floor plan in supplements. #109 is approx. 2485sf, #101 is approx. 1200sf, #102 is approx. 1200sf. Also available are unit 103 (1,438sf) & unit 104 (765sf) for lease or sale.

Built in 1998

## Essential Information

MLS® #	A2173289
Price	\$19
Bathrooms	0.00



Acres	0.00
Year Built	1998
Type	Commercial
Sub-Type	Office
Status	Active

### **Community Information**

Address	101, 102 109, 9824 97 Avenue
Subdivision	Central Business District.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 7K2

### **Additional Information**

Date Listed	October 16th, 2024
Days on Market	168

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.