

# \$16 - 202, 9814 97 Street, Grande Prairie

MLS® #A2211003

## \$16

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Central Business District., Grande Prairie,  
Alberta

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.

Built in 2005

### Essential Information

MLS® #	A2211003
Price	\$16
Bathrooms	0.00
Acres	0.00



Year Built	2005
Type	Commercial
Sub-Type	Mixed Use
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	April 15th, 2025
Days on Market	8

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

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.