

# \$20 - 200, 9805 97 Street, Grande Prairie

MLS® #A2209450

## \$20

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

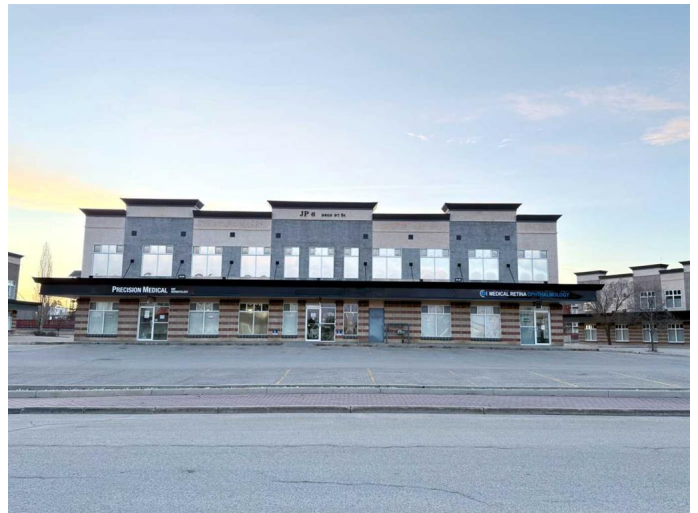
Central Business District., Grande Prairie,  
Alberta

Unlock the potential of your business with this exceptional 6,000 sq.ft office space, available for lease in a highly accessible and professional commercial building. Perfectly suited for a wide range of professional services, this expansive suite offers a well-appointed, turnkey layout designed for productivity and comfort. The space includes 22 offices (including 5 double/partner sizes offices), 3 boardroom-sized spaces, interview room, 4 washrooms, staff/lunchroom, and a spacious reception area. There are large windows allowing for lots of light. Located in a well-maintained building with excellent curb appeal and parking, and an elevator, this property offers both functionality and prestige. Whether you're expanding your operations or establishing a new headquarters, this space is ready for immediate occupancy. Schedule a tour today and discover how this professional space can support your business success. Lease rate \$20.00/sf= \$10,000 + GST /mo. Additional rent includes condo fees, property tax, insurance and water \$4,544.24/mo. Total Rent =\$14,544 plus utilities & tenant insurance.

Built in 2006

## Essential Information

MLS® #	A2209450
Price	\$20



Bathrooms	0.00
Acres	0.00
Year Built	2006
Type	Commercial
Sub-Type	Office
Status	Active

### Community Information

Address	200, 9805 97 Street
Subdivision	Central Business District.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 8B9

### Additional Information

Date Listed	May 8th, 2025
Days on Market	96

### Listing Details

Listing Office	RE/MAX Grande Prairie
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