

# \$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	2

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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