

# \$1,850 - 206, 9814 97 Street, Grande Prairie

MLS® #A2243886

**\$1,850**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Central Business District., Grande Prairie,  
Alberta

Are you ready to elevate your workspace game? This vibrant , beautifully updated and modern office space is now available for lease and is bursting with personality and possibilities .The open and bright space has been thoughtfully reimagined giving a modern vibe. Say goodbye to dull cubicles and hello to a fun , inspiring environment .All new flooring , paint and a gorgeous coffee bar that will make you want to talk to your co worker . Centrally located near public transport and essential services as well as loads of on site parking ensuring easy access for your clients. There are three separate offices as well as a main area with coffee bar to accommodate your growing business, all you have to do is move in. This modern office is perfect for startups . established companies , or anyone seeking a vibrant space to grow their business. Monthly base rent 1850.00 plus GST , NNN is 850.00 per month which includes taxes, water, property insurance, exterior maintenance , elevator, parking lot maintenance ,common area janitorial , garbage and waste management, snow removal and security . Tenant is responsible for power, gas, phone and internet, interior maintenance and HVAC. Call your favorite commercial Realtor® to book your showing !

Built in 2006

## Essential Information



|            |            |
|------------|------------|
| MLS® #     | A2243886   |
| Price      | \$1,850    |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2006       |
| Type       | Commercial |
| Sub-Type   | Business   |
| Status     | Active     |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 206, 9814 97 Street        |
| Subdivision | Central Business District. |
| City        | Grande Prairie             |
| County      | Grande Prairie             |
| Province    | Alberta                    |
| Postal Code | T8V8H5                     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 8               |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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