

\$2,700 - 103, 9802 97 Avenue, Grande Prairie

MLS® #A2268601

\$2,700

0 Bedroom, 0.00 Bathroom,
Commercial on 0.43 Acres

Central Business District., Grande Prairie,
Alberta

FOR LEASE - IMMEDIATE POSSESSION
available for this commercial office/retail condo
unit located in "Station 99". \$2700/MONTH +
UTILITIES for this prime location within the
thriving business community along 97 Avenue
in the City Center with easy access and
fantastic exposure. The main floor offers 986
sq ft of bright, open space, with convenient
slat wall panelling and a separate back room
area with a washroom and handy janitor floor
sink. The second level upstairs features new
flooring, adding 580 sq ft, including an open
area, office, washer/dryer hookup, and utility
room. This top space can be subleased to a
tenant to help offset your rent. Both floors
have been freshly painted, and fluorescent
lighting is provided. The exterior has been
updated, with professionally maintained
grounds and ample client parking. This is your
opportunity to lease commercial real estate in
a premium location. Opportunity awaits! Reach
out to your Commercial Realtor® for further
details or to schedule a viewing. ALSO FOR
SALE AT MLS A2268557.

Built in 1999

Essential Information

MLS® #	A2268601
Price	\$2,700
Bathrooms	0.00



Acres	0.43
Year Built	1999
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	103, 9802 97 Avenue
Subdivision	Central Business District.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 7K2

Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air

Exterior

Roof	Asphalt
Construction	Stone, Vinyl Siding

Additional Information

Date Listed	November 5th, 2025
Days on Market	3
Zoning	CC

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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