

**103, 9625 97 Street  
Grande Prairie, Alberta**

**MLS # A2268054**



**\$1,950 per month**

**Division:** Central Business District

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,078 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** NA

This modern ground-floor corner unit, thoughtfully redesigned in 2023, features a bright, open layout designed to support a wide range of business needs. With contemporary finishes, ample natural light, and a highly functional design, it delivers both style and practicality. The space includes a spacious office or boardroom—ideal for meetings, presentations, or private work—along with a separate enclosed office for focused tasks or executive use. The adjoining open area offers versatile options and can easily be tailored to suit your workflow, whether you need a client reception area, additional workstations, or a collaborative team space. A dedicated coffee/work station is conveniently equipped with a sink, cabinetry, and sleek quartz countertops, bringing a fresh vibe to your space. Nestled in Junction Point, a thriving hub for professionals in the city centre, this unit provides an exceptional environment for growth and visibility. Whether you're launching your business or looking to expand, this location combines functionality, flexibility, and prime exposure. Base rent is \$1950.00 per month +GST, additional rent is \$1150.00+ GST = \$3100.00 + GST per month. Tenant responsible for utilities. Don't miss your chance to secure this amazing space and elevate your business game!