

10101 100 Avenue  
Grande Prairie, Alberta

MLS # A2233839



## \$4,235 per month

**Division:** Central Business District

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,541 sq.ft.

**Zoning:** -

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** Concrete

**Water:** -

**Sewer:** -

**Inclusions:** Office furniture as viewed.

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Turnkey Professional office space, renovated and ready for any Business office. Furnishings included if required. Building presently set up with 2 sides and 2 entrances. Approx. 2500 square feet per side. Lease is for West side at present, but inquire regarding East side as it could be made available anytime. West side has 4- 12x12' offices, 2- 10x10' offices, 2- 12x10' offices, large open space 45' x 14', and 2 bathrooms. Minimum 12 month lease required. Longer preferred. Basic lease rate \$20.00/sq. ft. = \$ 4235.00 + gst month. Additional rent includes water, sewer, gas, electric, security system, property taxes. \$ 1660.00/month. Total monthly Rent = \$ 5895.00 + gst