

**2A, 10001 101 Avenue  
Grande Prairie, Alberta**

**MLS # A2273640**



## \$515 per month

**Division:** Central Business District

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** The Old Downtown Post Office Building

**Bus. Name:** -

**Size:** 212 sq.ft.

**Zoning:** CC

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** NA

Single office space! Located in the old post office building on 100 Street. 212 square feet. Washrooms are in hallway and are shared. Signage available for \$40.00 per month at front of the building and is in a highly visible traffic location at the intersection lights. Rent is \$515.00 + \$25.75 GST = \$540.75. Rent includes property taxes, utilities, water, janitor in hallways and stairwells, and garbage bin use in back lane. (Downtown Business Tax - an annual fee of \$250.00 charged by the City of Grande Prairie on all downtown businesses). This is a fabulous space for an incredible all in lease amount!!