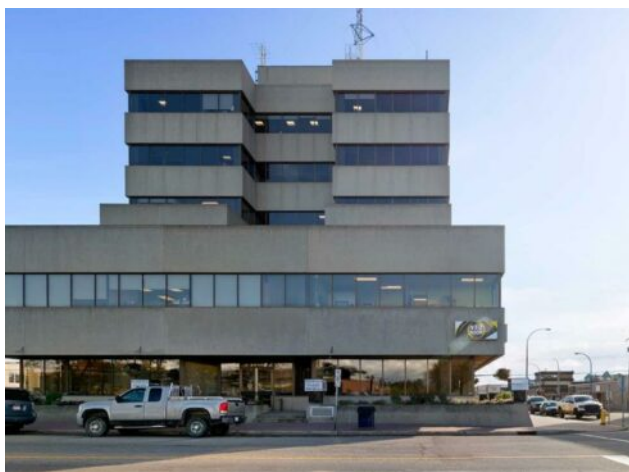


301, 9835 101 Avenue
Grande Prairie, Alberta

MLS # A2277107



\$13 per sq.ft.

Division: Central Business District

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,947 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: see remarks

Third floor space for lease in the Windsor Court professional building downtown Grande Prairie. Currently developed as office space with a reception area, 7 large offices, a boardroom, kitchen area and file storage room. Common area costs are estimated at \$14 sq.ft. including utilities. Monthly base rent is \$3,192.58, monthly common area cost is \$3,438.17 for a total monthly rent of \$6,630.75 plus GST. Parking allocated on proportionate share. Landlord willing to demise space according to tenant requirements on the right terms. Available for immediate occupancy. Contact a commercial real estate professional for more information or to view.