



780-832-5880

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202/203, 9914 109 Avenue
Grande Prairie, Alberta

MLS # A2029118



\$12 per sq.ft.

Division:	VLA Montrose
Type:	Office
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,614 sq.ft.
Zoning:	CA

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.30 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	n/a		

Well-maintained office space with 8 individual offices, conveniently situated in the heart of the city center. Your clients will appreciate the ample parking available at the front of the building, while your staff can make use of energized parking stalls at the rear. The common areas have recently been nicely updated, featuring new hallway carpets and tiled floors. The 1,614 square feet space is located on the second floor, providing privacy and a peaceful working environment. Additional rent is estimated at \$9 PSF and includes utilities, snow removal, lawn maintenance, property taxes, and insurance. The all-inclusive price of \$2,824.50 per month plus GST ensures you won't have to worry about unexpected surprises when it comes to your monthly bills. This is an excellent opportunity to establish your business in a highly sought-after location without breaking the bank. Call your Commercial Realtor© for more information or to book a showing today.