

101, 10134 97 Avenue
Grande Prairie, Alberta

MLS # A2078603



\$2,000 per month

Division: Central Business District

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,112 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Main floor corner office space in a professional building with nice finishings. This space consists of 5 offices (2 with sinks!), reception area and 2 washrooms. Lots of parking available, secure and well maintained property. Hot water heater was replaced in 2023, furnace was replaced in 2022. Excellent location with opportunity for signage and exposure to 102 Street and 97 Avenue. Basic rent is \$2000 + GST = \$2100. Additional rent is \$577.04 (condo fees) and \$389.11 (property tax). Utilities paid by tenant directly to service providers. Total rent = \$3066.15/mo plus utilities.