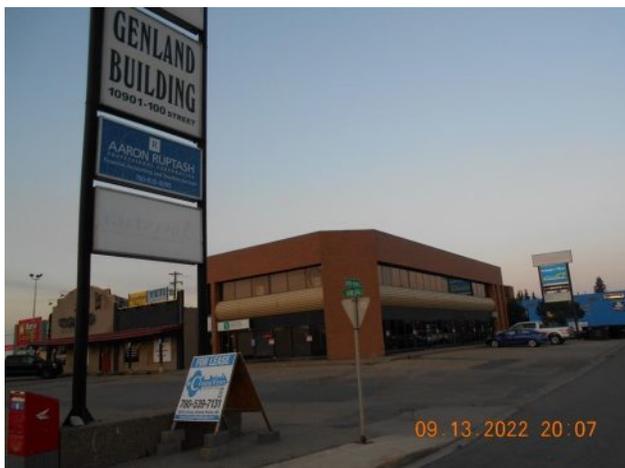


201, 10901 100 Street
Grande Prairie, Alberta

MLS # A2110558

\$9 per sq.ft.



Division:	VLA Montrose
Type:	Office
Bus. Type:	Professional/Office
Sale/Lease:	For Lease
Bldg. Name:	Genland
Bus. Name:	-
Size:	1,780 sq.ft.
Zoning:	CA

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	Natural Gas Paid, Electricity Paid For, Fiber Optics, Water
Exterior:	-	Parking:	-
Water:	Public	Lot Size:	0.24 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

1,780 Sq.Ft of Premium 2nd floor office space in high visibility and easy access location! Monthly Payment \$2,537.98 (plus GST) + utilities and share of common area janitorial. Bright open tiled reception area, five bright, spacious offices with hardwood flooring, copy/file storage room. Fibre Optic cable to building. COMMON AREA: Professionally renovated; two shared bathrooms, both stairways and common hallway flooring and lighting. SECURITY SYSTEM: Monitored both 2nd floor entrances and the hallway. SIGNAGE: On pylon sign plus over West entry door facing 100 street. PARKING: Proportionate share of paved parking. ZONING: CA-arterial SUPPLEMENTS: Breakdown of total monthly payment. Floor plan. RPR Measurements are +- and must be confirmed by recipient prior to being relied upon.