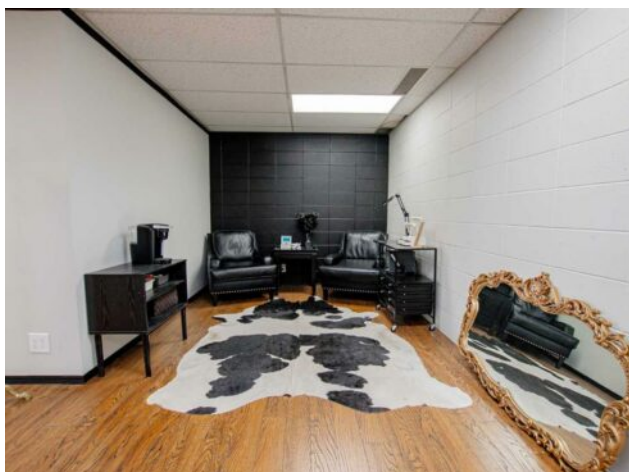


**9813 116 Avenue
Grande Prairie, Alberta**

MLS # A2159869



\$2,500 per month

Division: Crystal Ridge

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,429 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Nicely Renovated 2nd-floor vacant space, ready for immediate possession with its own private entrance and washroom. Excellent visibility & advertising for your business as you are right along 116 Ave. 1429 sq ft with one very large room that could use as a board room, 2 other offices, large storage room and a large countertop with 2 sinks. The remainder of the space is wide open for any use. Windows are extra large, offering plenty of natural light throughout. There is also on-site parking to make it easier for your customers. All this for \$2500/month and includes all utilities & taxes.