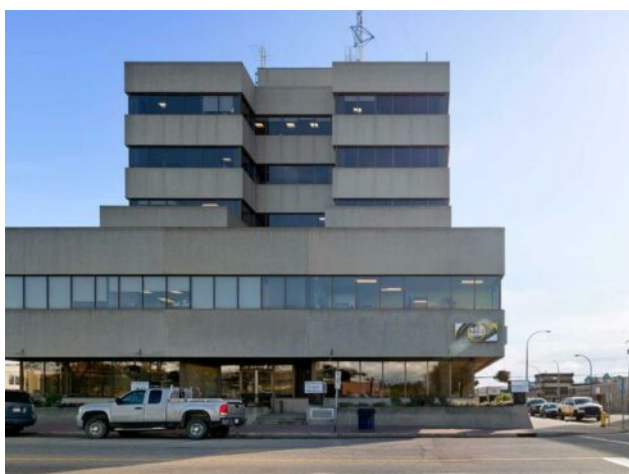


104, 9835 101 Avenue  
Grande Prairie, Alberta

MLS # A2192050



## \$2 per sq.ft.

**Division:** Central Business District

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,603 sq.ft.

**Zoning:** CC

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.74 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** see remarks

Unbelievable opportunity! Get into the prestigious Windsor Court professional building downtown Grande Prairie for just \$2.00 a square foot base rent. The Landlord would like to see this 2,603 square foot space redeveloped and is offering this incentivized rate for the first term, up to 5 years. Get in now and make this space your own. A versatile main floor unit with plenty of windows, street and vestibule access, and access to the main building washrooms which are currently slated for renovations. Common area costs are estimated at \$14 sq.ft. including utilities. Parking allocated on proportionate share. Contact a commercial real estate professional for more information or to view.