

**9901 113 Avenue  
Grande Prairie, Alberta**

**MLS # A2200791**



## \$20 per sq.ft.

**Division:** Central Business District

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,076 sq.ft.

**Zoning:** CA

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** Asphalt Shingle

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** office furniture, shelving

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.37 Acre

**Lot Feat:** -

PRIME LOCATION on one of the busiest roads in the city! Renovated office/retail space with so much parking ! Put your sign up here and you will get noticed! This is a bright space with 7 offices, bathroom ,coffee station, lunch room and AC. There is also attic space available for extra storage. Even comes with office furniture. Base Rent is \$3466.67/month plus Additional Rent of \$1412.67 for a Total of \$4879.34/month plus GST. Looking to Purchase? This space is also for Sale - MLS#A2200794. Owner is a licensed Realtor in Alberta.