

300, 10104 101 Avenue  
Grande Prairie, Alberta

MLS # A2202048



## \$1 per sq.ft.

**Division:** Central Business District

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 812 sq.ft.

**Zoning:** CC

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.28 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

\$1.00/SQ.FT. BASE RENT FOR 6 MONTHS!!! YES YOU READ THAT RIGHT, The Landlord is looking for strong tenants and is offering an unbeatable leasing incentive. RENOVATED, CLEAN, BRIGHT lease space. This space has a reception or open work space plus 3 individual office or treatment rooms. Building offers good signage options, dedicated parking lot, secure access, well managed common area costs which include all utilities. Downtown Grande Prairie is undergoing a revitalization and there is a new construction building across the street with large residential footprint to drive customers to the area. Lots of spaces options in the building so we can help find exactly what you need. Base rent(\$1.00)=\$67.67 + Net rent(\$8.33)=\$563.66 Total Monthly Cost=\$631.33+GST FOR THE 1ST 6 MONTHS. All Utilities are included. Contact a Commercial Realtor today to obtain more information or to arrange a tour of the space.