



**GRASSROOTS**  
REALTY GROUP

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104, 9856 97 Avenue  
Grande Prairie, Alberta

MLS # A2116164



**\$2,500 per month**

**Division:** Central Business District

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** Station 2000

**Bus. Name:** -

**Size:** 1,034 sq.ft.

**Zoning:** CC

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

MAIN FLOOR CORNER UNIT! Conveniently located in Station 2000 near downtown with excellent curb appeal, ROADSIDE VISIBILITY, and ease of parking. This 1034sq ft modern/chic interior is AIR CONDITIONED and includes a variety of workspace options with an attractive stone feature wall, 2 pc bath, coffee bar with sink and cabinets and storage room. Turn the key and ready to start your business! \$2500/mo + GST ALL INCLUSIVE (condo fees, utilities, insurance, and property taxes).