



**2A, 10001 101 Avenue
Grande Prairie, Alberta**

MLS # A2273640



\$515 per month

Division: Central Business District

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: The Old Downtown Post Office Building

Bus. Name: -

Size: 212 sq.ft.

Zoning: CC

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: NA

Single office space! Located in the old post office building on 100 Street. 212 square feet. Washrooms are in hallway and are shared. Signage available for \$40.00 per month at front of the building and is in a highly visible traffic location at the intersection lights. Rent is \$515.00 + \$25.75 GST = \$540.75. Rent includes property taxes, utilities, water, janitor in hallways and stairwells, and garbage bin use in back lane. (Downtown Business Tax - an annual fee of \$250.00 charged by the City of Grande Prairie on all downtown businesses). This is a fabulous space for an incredible all in lease amount!!