



**GRASSROOTS**  
REALTY GROUP

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104, 9835 101 Avenue  
Grande Prairie, Alberta

MLS # A2277104



**\$2 per sq.ft.**

**Division:** Central Business District

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** Windsor Court

**Bus. Name:** -

**Size:** 1,515 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** see remarks

If you're looking to take your business to the next level and want to get into a space in a well respected professional building, this is your opportunity. This 1,515 sq.ft. main floor unit is located in the prestigious Windsor Court building in downtown Grande Prairie. Access is from the main vestibule of the building, with close proximity to the common washrooms that have recently undergone a full renovation. Landlord will offer annual basic rent of \$2.00 for up to a 60 month term, under the condition that the tenant undertakes and completes Tenant Improvements within 12 months of the commencement of lease. The landlord would also do a tenant TI credit of \$75.00 sq.ft. with a basic rent lease rate of \$17.00 sq.ft. Don't let this opportunity pass you by, contact your favorite commercial real estate professional today to arrange a viewing.