



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**301A, 9835 101 Avenue  
Grande Prairie, Alberta**

**MLS # A2277108**



**\$15 per sq.ft.**

**Division:** Central Business District

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,621 sq.ft.

**Zoning:** -

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** see remarks

Third floor space for lease in the Windsor Court professional building downtown Grande Prairie. Currently developed as office space with 4 offices, a boardroom, and a kitchen area. Available for immediate occupancy. Common area costs are estimated at \$14 sq.ft. including utilities. Monthly base rent is \$2,026.25, monthly common area cost is \$1,891.17 for a total monthly rent of \$3,923.42 plus GST. Parking allocated on proportionate share. This listing is for a portion of a larger space, landlord willing to adjust size based on client needs and requirements. Contact a commercial real estate professional for more information or to view.