



**GRASSROOTS**  
REALTY GROUP

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9928 100 Avenue  
Grande Prairie, Alberta

MLS # A2282360



**\$11 per sq.ft.**

**Division:** Central Business District

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,000 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Located in the heart of the business district, this modern office building offers excellent visibility with sleek glass frontage and contemporary brick accents. The bright interior features a welcoming lobby and reception area, along with 6 well-designed office spaces optimized for functionality and comfort. Large windows provide abundant natural light throughout. Ample west-side parking adds convenience for staff and clients. Includes a full basement, offering additional usable space. An ideal location for businesses seeking a professional and high-profile address. Book a showing today! Total: \$4,250.00 +GST Base rent: 3,000 sq/ft. X \$11= \$2,750+GST Net rent: 3,000 sq/ft. X \$6.00= \$1,500.00 + GST