



**GRASSROOTS**  
REALTY GROUP

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101, 10530 117 Avenue  
Grande Prairie, Alberta

MLS # A2289256



**\$18 per sq.ft.**

Division: Royal Oaks

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 6,750 sq.ft.

Zoning: CA

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.68 Acre

Sewer: -

Lot Feat: -

Inclusions: NA

6,750 Square foot main floor office space for lease in Royal Oaks. Consists of offices, cubicle area, kitchen, board room, bathroom and some shop space. Very nice space. Easy access location. Available July 1, 2026. Basic Rent is \$18.00 PSF = \$10,125.00 + \$506.25 GST = \$10,631.25 (Total Monthly Basic Rent Payment).