



**GRASSROOTS**

REALTY GROUP

1-833-GPROOTS (477-6687)  
aloha@grassrootsrealty.ca

103, 10901 100 Street  
Grande Prairie, Alberta

MLS # A1001053



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

Division: VLA Montrose

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 732 sq.ft.

Zoning: CA

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: Off Street, Parking Pad

Water: -

Lot Size: 0.02 Acre

Sewer: -

Lot Feat: Paved

Inclusions: -

FOR LEASE-OFFICE on MAIN High Traffic Location/Corner Lot, Excellent Exposure / Pylon Sign. 732 sq.ft. +/- in 6855 sq. ft. +/- Multi tenant building with LOTS of windows, Fibre Optic cable to the building. OFFICE: 732 sq. ft. +/-, one private office, one boardroom, and storage room, carpet tile/ceramic tile, painted drywall walls, fluorescent lighting, T-bar ceiling, two shared washrooms, forced air heating, a/c SIGNAGE: pylon sign. PARKING: Paved and proportionate shared. ZONING: CA-arterial commercial. LOCATION: City Centre. RENT: \$915.00(\$15.00/sq. ft.) + GST NET COST: \$486.17(\$7.97/sq. ft.) +GST. UTILITIES: PWR: billed through QPM, WTR/GAS: tenant pays DATE AVAILABLE: September 1, 2020. SUPPLEMENTS: Total Monthly Payment, Floor Plan. To obtain copies of SUPPLEMENTS not available on this site please contact REALTOR&reg;.