

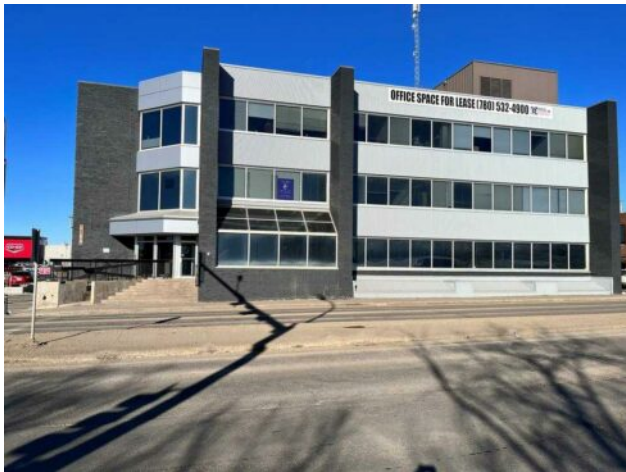


**GRASSROOTS**  
REALTY GROUP

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

108-3, 9804 100 Avenue  
Grande Prairie, Alberta

MLS # A2087339



**\$495 per month**

Division: NONE

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: Cooperators Square

Bus. Name: -

Size: 120 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

COMMERCIAL OFFICE SPACE FOR LEASE IN PROFESSIONAL BUILDING. All-inclusive / No operating costs. Ideal for small businesses seeking a great location with all-amenities-access. \$495/mo. FEATURES Large window with natural light, Shared lobby area for waiting room or common area. Located on high traffic corner lot offering excellent visual exposure for your business. Signage in windows allowed. Shared boardroom (by appointment) with seating up to 15. Community kitchen with fridge, microwave, coffee pot, kettle, cupboard space and sitting area. INCLUDED Electricity, Heat, Water/Sewer, Air Conditioning, Security Monitoring, Common area janitorial, Maintenance. OPTIONAL paid underground parking!! Multiple offices available in building.