



**GRASSROOTS**  
REALTY GROUP

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304, 10920 84 Avenue  
Grande Prairie, Alberta

MLS # A2115597



**\$499,900**

**Division:** Richmond Industrial Park

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,142 sq.ft.

**Zoning:** IB

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** Concrete

**Water:** -

**Sewer:** -

**Inclusions:** Office furniture negotiable

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

MODERN TURNKEY 3142 SQ/FT OFFICE SPACE WITH 11 OFFICES & 3 PARKING STALLS AVAILABLE IMMEDIATELY! (Extra parking available) Located on 84 th ave on just west of HWY 40 this office gives you easy central access, good visibility and is close to amenities such as gyms and restaurants and coffee shops for great employee retention. The main floor of this office space features a large reception area, 4 offices, kitchen, storage room and restroom. The upstairs features features 7 offices, 2 of which are large enough to be boardrooms, and another restroom. ( check out the floor plan in the photos) Other great features include high speed internet and concrete construction for longevity, fire safety and privacy. This space can be leased for \$9/sqft per year. Total estimated monthly lease payments \$2356.5 + \$402.01 condo fees + \$873 property tax =\$3631.51+ utilities & insurance.