



**GRASSROOTS**  
REALTY GROUP

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203, 10522 100 Avenue  
Grande Prairie, Alberta

MLS # A2118228

**\$3,500 per month**



Division: College Park

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 3,100 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

LANDLORD WILLING TO OFFER FLEXIBLE LEASE TERMS, FREE RENT, DEDUCTIBLE INCENTIVES, SEPARATE SPACE TO FIT YOUR NEEDS, ,ALL OPTIONS UP FOR DISCUSSION. NOW OFFERING FLEXIBLE RETAIL/STUDIO/PROFESSIONAL SERVICE SPACE FOR LEASE. 3100sq.ft. of 2nd floor space which can suit many different types of uses and currently presents in a raw & modern state. This property offers good parking at the front of the building plus great visibility to the high traffic counts on 100 Ave. Offering two potential offices/rooms, one bathroom, wide open retail or studio space with good natural light with windows on two sides of the space, additional useable space divided by wall inside space could be combined or used separately also hosting a unique storage or cooler type space which could also be converted into many different types of useable space. The building offers a good tenant mix with other businesses that bring clients to the area which can provide exposure to your operations. Landlord can assist with leaseholds if needed and the space really can be a fit for a variety of types of business, let your imagination guide you and capture the opportunity on this great lease space. \$3,500.00(monthly base rent) + \$8.00(net rent): \$2066.67/mth Total Monthly Payment: \$5,566.67 + GST Monthly. Call a Commercial Realtor today to obtain further information or arrange a private tour of the property!!