



**GRASSROOTS**  
REALTY GROUP

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208, 10006 101 Avenue  
Grande Prairie, Alberta

MLS # A2122647



**\$11 per sq.ft.**

Division: Central Business District

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 4,165 sq.ft.

Zoning: CC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

Bright recently updated space for Lease in busy downtown location with LOTS of parking . This professional building features, an elevator, AC, fibre internet is available and ALL UTILITIES are included in the rent. Nice reception space with lots of bright offices (10), board room and private bathroom. Many offices have sinks already in place and power ran perfect for dentist or medical use or can be removed . Base Rent is \$3817.92, Additional rent is \$2891.20 for a Total Rent of \$6709.12 plus GST.