



GRASSROOTS
REALTY GROUP

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

101, 10512 100 Avenue
Grande Prairie, Alberta

MLS # A2179496



\$2,500 per month

Division: College Park

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,041 sq.ft.

Zoning: CA

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

MAIN FLOOR OFFICE SPACE WITH GREAT EXPOSURE + PARKING AT A REASONABLE PRICE POINT? Well look no further this is it. 2041 SQ.FT. of main floor space which can be used in numerous different ways, currently hosting up to seven offices/rooms, large reception area, kitchen amenities, bathroom plus storage areas. The space offers modern finishes and high ceiling heights which will allow your operations to present well to clients & colleagues. The property is located with direct frontage to 100 Ave. Grande Prairie which is a main thru-fare and offers huge traffic counts which means great exposure opportunities. There are a lot of office spaces on the market which makes it important to find the right combination of size, cost, visibility, parking & functionality to fit your needs, this space is a great combination of all those things. Professional services such as lawyers, accountants, book keeping, medical, tech/studio, massage, personal services, dental, physio therapy and much more are all suitable uses for the space. \$2,500.00(monthly base rent) + \$8.00(net rent): \$1,360.67/mth Total Monthly Payment: \$3,860.67 + GST Monthly. Call a Commercial Realtor and book your viewing today!!