



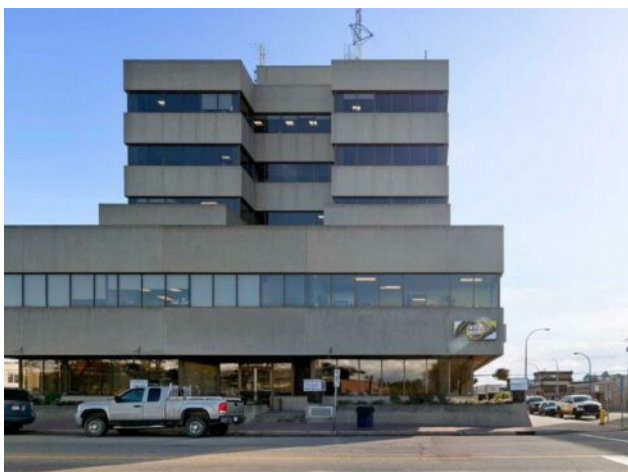
**GRASSROOTS**  
REALTY GROUP

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104, 9835 101 Avenue  
Grande Prairie, Alberta

MLS # A2192050



**\$2 per sq.ft.**

**Division:** Central Business District

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,603 sq.ft.

**Zoning:** CC

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.74 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** see remarks

Unbelievable opportunity! Get into the prestigious Windsor Court professional building downtown Grande Prairie for just \$2.00 a square foot base rent. The Landlord would like to see this 2,603 square foot space redeveloped and is offering this incentivized rate for the first term, up to 5 years. Landlord would undertake development of space if a potential tenant so desires, base lease rental rate would reflect cost of improvements. Available for immediate occupancy, this versatile main floor unit features plenty of windows, street and vestibule access, as well as access to the main building washrooms which have undergone recent renovations. Common area costs are estimated at \$14/sq.ft. including utilities. Monthly base rent is \$433.83, monthly common area cost is \$3,036.83 for a total monthly payment of \$3,470.66 plus GST. Parking allocated on proportionate share. Contact a commercial real estate professional for more information or to view.