



**GRASSROOTS**  
REALTY GROUP

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

9901 113 Avenue  
Grande Prairie, Alberta

MLS # A2200791



**\$20 per sq.ft.**

Division: Central Business District

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,076 sq.ft.

Zoning: CA

Heating: Forced Air, Natural Gas

Floors: -

Roof: Asphalt Shingle

Exterior: -

Water: -

Sewer: -

Inclusions: office furniture, shelving

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.37 Acre

Lot Feat: -

PRIME LOCATION on one of the busiest roads in the city! Renovated office/retail space with so much parking ! Put your sign up here and you will get noticed! This is a bright space with 7 offices, bathroom ,coffee station, lunch room and AC. There is also attic space available for extra storage. Even comes with office furniture. Base Rent is \$3466.67/month plus Additional Rent of \$1412.67 for a Total of \$4879.34/month plus GST. Looking to Purchase? This space is also for Sale - MLS#A2200794. Owner is a licensed Realtor in Alberta.