



**GRASSROOTS**  
REALTY GROUP

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**206, 9914 109 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2032362**



**\$850 per month**

**Division:** VLA Montrose

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 300 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

Well-maintained office space conveniently situated in the heart of the city center. Your clients will appreciate the ample parking available at the front of the building, while your staff can make use of energized parking stalls at the rear. The common areas have recently been nicely updated, featuring new hallway carpets and tiled floors. The 300 square feet space is located on the second floor, providing privacy and a peaceful working environment. The all-inclusive price of \$850 per month plus GST includes utilities, snow removal, lawn maintenance, property taxes, and insurance. This ensures you won't have to worry about unexpected surprises when it comes to your monthly bills. This is an excellent opportunity to establish your business in a highly sought-after location without breaking the bank. Call your Commercial Realtor for more information or to book a showing today.