



**GRASSROOTS**  
REALTY GROUP

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**200, 10009 101 Avenue  
Grande Prairie, Alberta**

**MLS # A2119440**



**\$1,495 per month**

**Division:** Central Business District

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,463 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 and newly renovated office space conveniently situated in the heart of the city center featuring a reception area, 4 individual offices with large windows, and air conditioning throughout. This property is highly visible allowing your clients to appreciate the location, while staff enjoys plenty of light in an updated space. The all-inclusive price of \$1,495.00 per month plus GST ensures you won't have to worry about any 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. \*\*\*The Landlord is offering three months free base rent to qualified tenants. \*\*\*