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## 205, 9914 109 AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Grande Prairie, Alberta

**Listing ID:**  
27574

**MLS ID:**  
A2032357

**\$2,075**



 **CORD SPERO**  
 (780) 832-5880

 RE/MAX Grande Prairie  
 780-538-4747

 205, 9914 109 Avenue , Grande Prairie , Alberta T8V 1R6

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 1143	<b>Lease Amount</b> 2075.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> VLA Montrose	<b>Year Built</b> 1979
<b>Structure Type</b> Office	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Building Area (Sq. Ft.)</b> 1127.00	<b>Building Area (Sq. M.)</b> 104.70	<b>Inclusions</b> n/a
<b>Restrictions</b> None Known	<b>Reports</b> None	

Well-maintained office space with 6 individual offices, 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 1,127 square feet space is located on the second floor, providing privacy and a peaceful working environment. Additional rent is estimated at \$9 PSF and includes utilities, snow removal, lawn maintenance, property taxes, and insurance. The all-inclusive price of \$2,075.00 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.

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