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104, 9835 101 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location

Listing ID:

MLS ID: A2192050

\$2

Grande Prairie, Alberta

29189

△ JEFFREY WARKENTIN

(780) 296-5333

Royal LePage - The Realty Group

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rM1

104, 9835 101 Avenue, Grande Prairie, Alberta T8V 5V5



Transaction Type Days On Market Lease Amount

For Lease 291 2.00

Lease Frequency Zoning Subdivision

Annually CC Central Business District

Year BuiltStructure TypeProperty Type1978High Rise (5 stories)Commercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Office 1476BV 1515.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

140.75 32238 0.74

InclusionsRestrictionsReportssee remarksLandlord ApprovalFloor Plans

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 1,515 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 \$252.50, monthly common area cost is \$1,767.50 for a total monthly payment of \$2,020 plus GST. Parking allocated on proportionate share. Contact a commercial real estate professional for more information or to view.

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