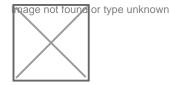


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 10101 100 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Grande Prairie, Alberta

Listing ID: 31113

**MLS ID:** A2233839

\$4,235



**△** THIRY KELEMEN

**(780)** 831-8804

**403-262-7653** 

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10101 100 Avenue , Grande Prairie , Alberta T8V 0V4

**Transaction Type** 

For Lease

Title

Fee Simple

Subdivision

Central Business District

**Building Type** 

Office Building

Year Built

**Property Sub Type** 

1961

Structure Type

Low Rise (2-4 stories)

**Property Type** Commercial

Office

8482ET

Legal Plan

Building Area (Sq. Ft.)

Building Area (Sq. M.)

**Construction Type** 

2541.00

236.06

Concrete

**Foundation Poured Concrete**  Cooling Central Air Heating

Forced Air, Natural Gas

Inclusions

Office furniture as viewed.

Restrictions

Landlord Approval, Non-Smoking

Building

Reports

None

Turnkey Professional office space, renovated and ready for any Business office. Furnishings included if required. Building presently set up with 2 sides and 2 entrances. Approx. 2500 square feet per side. Lease is for West side at present, but inquire regarding East side as it could be made available anytime. West side has 4- 12x12' offices, 2- 10x10' offices, 2- 12x10' offices, large open space 45' x 14', and 2 bathrooms. Minimum 12 month lease required. Longer preferred. Basic lease rate \$20.00/sq. ft. = \$4235.00 + gst month. Additional rent includes water, sewer, gas, electric, security system, property taxes. \$ 1660.00/month. Total monthly Rent = \$ 5895.00 + gst

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