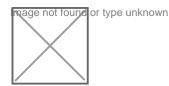


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **201, 9914 109 AVENUE FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Grande Prairie, Alberta

Listing ID: 32407

**MLS ID:** A2259128

\$2,195



- △ CORD SPERO
- **(780) 832-5880**
- RE/MAX Grande Prairie
- **2** 780-538-4747

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201, 9914 109 Avenue , Grande Prairie , Alberta  $\,$  T8V 1R6  $\,$ 

**Transaction Type** 

For Lease

**Days On Market** 

60

**Lease Amount** 

2195.00

Lease Frequency

Monthly

Subdivision VLA Montrose Year Built 1979

**Structure Type** 

Office

**Property Type**Commercial

**Property Sub Type** 

Office

Building Area (Sq. Ft.)

1197.00

Building Area (Sq. M.)

111.20

**Inclusions** 

n/a

Restrictions Reports
None Known None

A well-maintained and functional office space offering four private offices, a storage room, and a large open bullpen area—perfectly positioned in the heart of the city center. Clients will enjoy convenient front parking, while staff benefit from energized stalls at the rear. The common areas have been tastefully updated with new hallway carpets and tiled floors, giving the building a fresh, professional feel. Located on the second floor, this 1,197 sq. ft. unit provides privacy and a quiet workspace ideal for productivity. The all-inclusive monthly rate of \$2,195 plus GST covers utilities, snow removal, lawn maintenance, property taxes, and insurance, ensuring predictable operating costs with no hidden surprises. An excellent opportunity to secure affordable, professional office space in a prime central location—call your Commercial Realtor© today to arrange a viewing.

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