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## 108 B, 10001 101 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Grande Prairie, Alberta

**Listing ID:**  
32889

**MLS ID:**  
A2270084

**\$1,328.75**



 **WAYNE LOCK**  
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 RE/MAX Grande Prairie  
 780-538-4747

 108 B, 10001 101 Avenue , Grande Prairie , Alberta T8V 0V9

|                                                 |                                          |                                        |
|-------------------------------------------------|------------------------------------------|----------------------------------------|
| <b>Transaction Type</b><br>For Lease            | <b>Title</b><br>Fee Simple               | <b>Zoning</b><br>CC                    |
| <b>Subdivision</b><br>Central Business District | <b>Building Type</b><br>Office Building  | <b>Year Built</b><br>1952              |
| <b>Structure Type</b><br>Mixed Use              | <b>Property Type</b><br>Commercial       | <b>Property Sub Type</b><br>Office     |
| <b>Legal Plan</b><br>1410AC                     | <b>Building Area (Sq. Ft.)</b><br>675.00 | <b>Building Area (Sq. M.)</b><br>62.71 |
| <b>Inclusions</b><br>NA                         | <b>Restrictions</b><br>None Known        | <b>Reports</b><br>None                 |

You can't beat this lease deal!! Such a great space! A must to view! Located on the backside of the old post office building with a direct entrance. 675 square feet. It includes two offices and one has a sink, a bathroom, a meeting room, and a kitchenette. Tastefully done and has nice windows on both sides. Perfect for an accountant or perhaps a nail salon. Signage available for \$40.00 per month at front of the building and is in a highly visible traffic location at the intersection lights. Rent is \$1,328.75 per month and this includes GST, property taxes, utilities, water, janitor in hallways and stairwells, and garbage bin use in back lane. (Downtown Business Tax - an annual fee of \$250.00 charged by the City of Grande Prairie on all downtown businesses). This is a fabulous space for an incredible all in lease amount!!

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