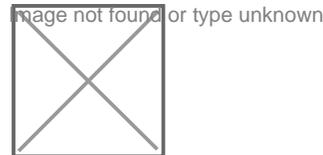


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 104, 9835 101 AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Grande Prairie, Alberta

**Listing ID:**  
33471

**MLS ID:**  
A2277104

**\$2**



 **JEFFREY WARKENTIN**  
 (780) 296-5333

 Royal LePage - The Realty Group  
 780-539-5771

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

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 127	<b>Lease Amount</b> 2.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> Central Business District	<b>Year Built</b> 1978
<b>Structure Type</b> High Rise (5 stories)	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Building Area (Sq. Ft.)</b> 1515.00	<b>Building Area (Sq. M.)</b> 140.75	<b>Inclusions</b> see remarks
<b>Restrictions</b> Landlord Approval	<b>Reports</b> Floor Plans	

If you're looking to take your business to the next level in a well-located, highly respected professional building, this is an opportunity worth exploring. This 1,515 sq. ft. main floor unit is ideally positioned in the Windsor Court building in downtown Grande Prairie, offering excellent accessibility and strong exposure in a central location. The space features convenient access from the main vestibule and is situated just steps from the recently renovated common washrooms. The landlord is offering a highly attractive, incentivized lease rate of \$2.00 per sq. ft. (\$252.50/month + GST and common area costs) for a term of up to 60 months. This rate is specifically designed for tenants willing to accept the space in its current condition and complete their own tenant improvements, allowing you to fully customize the space while benefiting from significantly reduced occupancy costs. Alternatively, for tenants seeking a more turnkey solution, the landlord is prepared to offer a tenant improvement allowance of \$75.00 per sq. ft., with a corresponding base rent of \$17.00 per sq. ft. (\$2,146.25/month + GST and common area costs). Common area costs are estimated at \$15.00 sq.ft. (\$1,893.75/Month plus GST) for the 2026 year. Don't miss your chance to secure space in one of Grande Prairie's best-located professional buildings. Contact your preferred commercial real estate professional today to arrange a viewing.

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