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## 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><br>For Lease           | <b>Days On Market</b><br>1                      | <b>Lease Amount</b><br>2.00        |
| <b>Lease Frequency</b><br>Annually             | <b>Subdivision</b><br>Central Business District | <b>Year Built</b><br>1978          |
| <b>Structure Type</b><br>High Rise (5 stories) | <b>Property Type</b><br>Commercial              | <b>Property Sub Type</b><br>Office |
| <b>Building Area (Sq. Ft.)</b><br>1515.00      | <b>Building Area (Sq. M.)</b><br>140.75         | <b>Inclusions</b><br>see remarks   |
| <b>Restrictions</b><br>Landlord Approval       | <b>Reports</b><br>Floor Plans                   |                                    |

If you're looking to take your business to the next level and want to get into a space in a well respected professional building, this is your opportunity. This 1,515 sq.ft. main floor unit is located in the prestigious Windsor Court building in downtown Grande Prairie. Access is from the main vestibule of the building, with close proximity to the common washrooms that have recently undergone a full renovation. Landlord will offer annual basic rent of \$2.00 for up to a 60 month term, under the condition that the tenant undertakes and completes Tenant Improvements within 12 months of the the commencement of lease. The landlord would also do a tenant TI credit of \$75.00 sq.ft. with a basic rent lease rate of \$17.00 sq.ft. Don't let this opportunity pass you by, contact your favorite commercial real estate professional today to arrange a viewing.

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