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## 301B, 9835 101 AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Grande Prairie, Alberta

**Listing ID:**  
33475

**MLS ID:**  
A2277110

**\$15**



 **JEFFREY WARKENTIN**  
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 301B, 9835 101 Avenue , Grande Prairie , Alberta T8V 5V5

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 126	<b>Lease Amount</b> 15.00
<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> 1326.00	<b>Building Area (Sq. M.)</b> 123.19	<b>Inclusions</b> see remarks
<b>Restrictions</b> Landlord Approval	<b>Reports</b> Floor Plans	

Third floor space for lease in the Windsor Court professional building downtown Grande Prairie. Currently developed as office space with a reception area, 3 large offices, and a file storage room. Available for immediate occupancy. Common area costs are estimated at \$14 sq.ft. including utilities. Monthly base rent is \$1,657.50, monthly common area cost is \$1,547 for a total monthly rent of \$3,204.50 plus GST. Parking allocated on proportionate share. This listing is for a portion of a larger space, landlord willing to adjust size based on client needs and requirements. Contact a commercial real estate professional for more information or to view.

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