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## 10136 128 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Grande Prairie, Alberta

**Listing ID:**  
34263

**MLS ID:**  
A2290822

**\$700**



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 10136 128 Avenue , Grande Prairie , Alberta T8V 1E9

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 62	<b>Lease Amount</b> 700.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Northridge	<b>Year Built</b> 2008
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Building Area (Sq. Ft.)</b> 1568.00	<b>Building Area (Sq. M.)</b> 145.67	<b>Inclusions</b> n/a
<b>Restrictions</b> Landlord Approval	<b>Reports</b> None	

Private Office Spaces + Shop / Flex Space for Lease A great opportunity for businesses seeking affordable and flexible workspace. Multiple private offices and a shop/flex space are available, allowing tenants to lease any combination of offices or shop space to suit their operational needs. The building offers a professional yet quiet environment and is currently home to The Headmasters Unisex Hair Salon, making it an ideal setting for service-based professionals or office users. Available Spaces: • Offices 1–4: \$700/month + GST each (located on the left side of the hallway) • Office 5: \$800/month + GST (located on the right side next to the bathroom and includes a sink) • Shop / Flex Space: \$900/month + GST Tenants may lease individual offices or combine multiple offices and/or shop space depending on their business needs. Shared amenities include access to a large washroom and kitchenette, with a shared lobby area. Utilities are shared and will be allocated depending on the type of business operating within the space. Communications services (internet/phone) are the responsibility of the tenant. Ideal for a variety of uses including wellness services, personal services, professional offices, or remote work such as: Massage therapy Esthetics and skincare Holistic wellness or Reiki Counselling or coaching Accounting or financial services Freelance or creative work Consulting or remote office users Excellent opportunity for professionals looking for a comfortable, well-maintained workspace in a collaborative setting.

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