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## 209/211, 11402 100 STREET FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Grande Prairie, Alberta



**Listing ID:**  
34837


**MLS ID:**  
A2300879

**\$10**



 **BOBBI DAWSON**  
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 209/211, 11402 100 Street , Grande Prairie , Alberta T8V 2N5

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 1	<b>Subdivision</b> VLA Montrose
<b>Year Built</b> 1980	<b>Structure Type</b> Office	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Office	<b>Building Area (Sq. Ft.)</b> 2487.00	<b>Building Area (Sq. M.)</b> 231.05
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> Floor Plans

Position your business in one of Grande Prairie's most high-exposure corridors. Located along 100 Street -one of the city's busiest roadways, this second-floor commercial space offers outstanding visibility and convenient access for both clients and staff. Offering 2,487 sq ft of well-designed space, this layout is ideal for professional or administrative use. The unit features 9 private offices, a welcoming reception area, and a functional kitchen, creating a comfortable and efficient workspace for your team. Base rent for this space is \$2,072.5, plus \$9.02 per sqft OP Costs, making your total monthly rent only \$3,942, including all utilities. This is an excellent opportunity to secure a highly visible location in a thriving commercial area. Whether you're expanding or establishing a new presence, this space delivers both value and profile.

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