

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.

9815 116 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Grande Prairie, Alberta



Listing ID:
35248


MLS ID:
A2306408

\$18



 **AMANDA HENTGES**
 (780) 539-7131

 **CommVest Realty Ltd.**
 780-539-7131

 9815 116 Avenue , Grande Prairie , Alberta T8V 4B4

Transaction Type

For Lease

Subdivision

VLA Montrose

Building Type

Office Building

Year Built

2011

Structure Type

Office

Property Type

Commercial

Property Sub Type

Office

Building Area (Sq. Ft.)

6042.00

Building Area (Sq. M.)

561.32

Inclusions

Some furniture/appliances may be negotiable.

Restrictions

None Known

Reports

Floor Plans

FOR LEASE - Easy Access, Two-Story, Single Tenant Professional Office Building w/Four Car Garage and lift. Some features include, but are not limited to: Four private offices, a large boardroom with a two-way fireplace, an atrium/lunchroom, window coverings throughout, upstairs is wired for sound in the common area and boardroom, and wheelchair accessible with a lift to the second floor. One coffee area per floor, each with its own dishwasher. Polished concrete floors in common areas, carpet tile in private offices, and the boardroom. A four-car garage is designed for/can be built out into more offices if desired (recommend doing the build-out before winter, as after you have parked inside, you may think differently), NEC Phone System. UTILITIES: All Utilities are paid directly by the Tenant. AVAILABILITY: Negotiable, reasonably quick occupancy is possible. BASE RENT: \$18/sq.ft - \$9,063.00 + GST NET COSTS: \$4.47/sq.ft. - \$2,250.65 + GST

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.