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209/211, 11402 100 STREET FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Grande Prairie, Alberta



Listing ID:
35658


MLS ID:
A2319799

\$10



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

Transaction Type For Lease	Lease Amount 10.00	Lease Frequency Monthly
Subdivision VLA Montrose	Year Built 1980	Structure Type Office
Property Type Commercial	Property Sub Type Office	Building Area (Sq. Ft.) 3288.00
Building Area (Sq. M.) 305.46	Inclusions N/A	Restrictions None Known
Reports 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 3,288 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 \$2,740.00, plus \$9.02 per sq ft OP Costs (\$2,471.48), bringing your total monthly rent to only \$5,211.48, plus GST and 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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