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## PROFESSIONAL/OFFICE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Grande Prairie, Alberta



**Listing ID:**  
35686


**MLS ID:**  
A2320425

**\$1,600**



 **YURI SMITH**  
 (587) 777-7276

 Grassroots Realty Group Ltd.  
 1-833-477-6687

 118, 8805 Resources Road , Grande Prairie , Alberta T8V 7Y2

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Lease Amount</b> 1600.00
<b>Lease Frequency</b> Monthly	<b>Zoning</b> CA	<b>Subdivision</b> Railtown
<b>Year Built</b> 2018	<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Office	<b>Legal Plan</b> 0825804	<b>Building Area (Sq. Ft.)</b> 500.00
<b>Building Area (Sq. M.)</b> 46.45	<b>Lot Size (Sq. Ft.)</b> 15000	<b>Lot Size (Acres)</b> 0.34
<b>Lot Features</b> Near Shopping Center	<b>Inclusions</b> NA	<b>Restrictions</b> None Known
<b>Reports</b> None		

Beautiful private office space for lease in Railtown! This custom Harker Commercial build offers a private entrance, private bathroom, private workspace, and dedicated parking. This is an ideal setup for a small business, office user, boutique retail, or professional services company. Located in one of the hippest, trendiest commercial areas in town, the space is truly turnkey—just move in and get to work. The lease includes gas, power, water, snow removal, exterior maintenance, condo fees, and more, making your monthly costs simple and predictable. The space features a bar with quartz counters, a large window providing great natural light, and high-end finishes and fixtures throughout, plus a private bathroom. Minimum term is 1 year, with a 2–3 year commitment preferred. Listing agents are licensed REALTORS® in Alberta and hold a financial interest in the property.

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