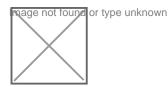


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **204, 9914 109 AVENUE FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



Location Grande Prairie, Alberta Listing ID: 19639

A2032337

MLS ID:



- **△** CORD SPERO
- **(780)** 832-5880
- RE/MAX Grande Prairie
- **2** 780-538-4747

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204, 9914 109 Avenue, Grande Prairie, Alberta T8V 1R6

**Transaction Type** 

For Lease

**Days On Market** 

412

Year Built

1979

**Lease Frequency** 

Annually

Subdivision **VLA Montrose** 

**Structure Type** 

**Lease Amount** 

Office

12.00

**Property Type** Commercial

**Property Sub Type** 

Office

Building Area (Sq. Ft.)

652.00

Building Area (Sq. M.)

60.57

**Inclusions** 

n/a

Restrictions Reports None Known None

Well-maintained office space conveniently situated in the heart of the city center. Your clients will appreciate the ample parking available at the front of the building, while your staff can make use of energized parking stalls at the rear. The common areas have recently been nicely updated, featuring new hallway carpets and tiled floors. The 652 square feet space is located on the second floor, providing privacy and a peaceful working environment. Additional rent is estimated at \$9 PSF and includes utilities, snow removal, lawn maintenance, property taxes, and insurance. The all-inclusive price of \$1,141.00 per month plus GST ensures you won't have to worry about unexpected surprises when it comes to your monthly bills. This is an excellent opportunity to establish your business in a highly sought-after location without breaking the bank. Call your Commercial Realtor© for more information or to book a showing today.

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