

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


**MLS ID:**  
A2032337

**\$12**



 **CORD SPERO**  
 (780) 832-5880

 RE/MAX Grande Prairie  
 780-538-4747

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

**Transaction Type**

For Lease

**Days On Market**

412

**Year Built**

1979

**Lease Amount**

12.00

**Lease Frequency**

Annually

**Subdivision**

VLA Montrose

**Structure Type**

Office

**Property Type**

Commercial

**Property Sub Type**

Office

**Building Area (Sq. Ft.)**

652.00

**Building Area (Sq. M.)**

60.57

**Inclusions**

n/a

**Restrictions**

None Known

**Reports**

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.

**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.