

101, 11706 104 Avenue  
Grande Prairie, Alberta

MLS # A2325578



## \$24 per sq.ft.

Division: Westgate

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,000 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/a

Position your business in this modern and well-maintained 2,000 sq. ft. office space, ideally located in a growing and highly desirable commercial area offering excellent exposure, ample on-site parking, and convenient access to a wide range of nearby amenities including restaurants, shopping, and professional services. Designed with both functionality and comfort in mind, this updated space features multiple private offices, a washroom, and a bright, professional layout that creates an inviting environment for clients and staff alike. The modern finishes throughout make it well suited for a variety of professional uses including counsellors, therapists, accountants, consultants, healthcare practitioners, or other office-based businesses seeking a turnkey space with room to grow. Whether you're expanding an existing practice or establishing a new location, this versatile office provides the ideal combination of accessibility, visibility, and professionalism in a high-demand area. Base Rent: \$4,000.00/month + GST. Additional Rent: \$8.50/SF (\$1,416.67/month + GST). Total Monthly Lease Cost: \$5,416.67 + GST. Vacant Possession available October 1, 2026