

207, 11706 104 Avenue  
Grande Prairie, Alberta

MLS # A2325579



## \$25 per sq.ft.

Division: Westgate

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 650 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Exceptional leasing opportunity! This updated 650 sq. ft. office space is ideally located in a growing commercial area with excellent exposure, ample on-site parking, and convenient access to restaurants, shopping, and other nearby amenities. The functional layout features multiple private offices, a washroom, and modern finishes throughout, creating a bright and professional environment. Well suited for counsellors, therapists, accountants, consultants, healthcare professionals, or a variety of other office-based businesses, this turnkey space is ready for your business! . Base Rent: \$1,354.17/month + GST. Additional Rent: \$8.50/SF (\$460.42/month + GST). Total Monthly Lease Cost: \$1,814.59 + GST. Vacant possession available September 1, 2026.