

107, 11706 104 Avenue
Grande Prairie, Alberta

MLS # A2348235



\$24 per sq.ft.

Division: Westgate

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,940 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 for success in this bright and professional 1940sq. ft. office space, ideally situated in a growing commercial, retail, and industrial area with excellent exposure and convenient access to nearby restaurants, shopping, and other amenities. This well-designed office features a welcoming reception and waiting area, multiple private offices, a kitchenette, and a private washroom, offering a functional layout to accommodate a variety of business needs. Modern finishes throughout create a polished and inviting environment for both clients and staff. Perfect for counsellors, therapists, accountants, consultants, and other professional service providers, this turnkey space is ready for immediate occupancy. Ample on-site parking is available for employees and visitors. Base Rent: \$4074/month + GST. Additional Rent: approximately \$1,374.17/month + GST. Total Monthly Lease Cost: \$5,254.17/month + GST. Vacant possession available November 16.