780-814-1090
admin@mylifestyleagents.ca

101, 11706 104 Avenue
Grande Prairie, Alberta

MLS # A2355494

$24 per sq.ft.

Division:	Westgate
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	2,000 sq.ft.
Zoning:	CA

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 newer, modern 2,000 sq. ft. office space, ideally located in a growing and highly desirable commercial/industrial/retail area in Grande Prairie's Westside, offering excellent exposure, ample on-site parking for clients/customers and gated secure rear parking. There is convenient access to a wide range of nearby amenities including restaurants, shopping, and professional services. A bright, professional layout that includes a spacious reception and waiting area, 5 private offices, a boardroom, two washrooms, lends an inviting environment for clients and staff. This space is 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 approx. $1,416.67/month + GST. Total Monthly Lease Cost: $5,416.67 + GST. Some photos are from previous listing. Tenant and business are currently operating in this space, occupancy available Immediately!

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