

101, 11706 104 Avenue  
Grande Prairie, Alberta

MLS # A2098156



**\$25 per sq.ft.**

Division: Westgate

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,000 sq.ft.

Zoning: IB

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Newly renovated main floor office space complete with 5 offices, boardroom, 2 bathrooms and a kitchen/lunch area. This space offers lots of natural light with lots of parking in front as well as secured gated parking in rear. This is a high traffic location across from Canadian Tire with good access and signage. Base rent is \$4,375/month plus common area of \$1,416.67 which includes taxes. Total rent is \$5,791.67/month plus utilities.