

10001 100 Avenue
Grande Prairie, Alberta

MLS # A2114946



\$12 per sq.ft.

Division: Central Business District

Type: Office

Bus. Type: Professional Service

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 3,663 sq.ft.

Zoning: CC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: See Remarks

Parking: -

Water: -

Lot Size: 0.35 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Great chance to locate your business in Grande Prairie's downtown core with this nicely updated, high traffic location. 3663 sq.ft available with visibility from the corner of 100 Ave & 100 St. Large reception area with beautiful stone feature wall, 5 offices (with ability to add more), 2 washrooms staff/kitchen area & large rear warehouse space. Vinyl plank flooring, t-bar ceiling with sprinklers, AC, and lots of back parking! Front exposure and signage makes your business impossible to miss! Incredibly low lease rate at \$12/sq.ft NNN. Call today for more details! Additional Rent \$6/sf includes common area snow removal & maintenance, property taxes. Proportionate share of power/gas/water is billed to tenant. Vacant and ready for you!