

203, 9914 109 Avenue  
Grande Prairie, Alberta

MLS # A2025132



**\$1,380 per month**

**Division:** VLA Montrose

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 752 sq.ft.

**Zoning:** CA

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.30 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

Well-maintained office space with 4 individual offices, conveniently situated in the heart of the city center. Your clients will appreciate the ample parking available at the front of the building, while your staff can make use of energized parking stalls at the rear. The common areas have recently been nicely updated, featuring new hallway carpets and tiled floors. The 752 square feet space is located on the second floor, providing privacy and a peaceful working environment. Additional rent is estimated at \$9 PSF and includes utilities, snow removal, lawn maintenance, property taxes, and insurance. The all-inclusive price of \$1,316.00 per month plus GST ensures you won't have to worry about unexpected surprises when it comes to your monthly bills. This is an excellent opportunity to establish your business in a highly sought-after location without breaking the bank. Call your Commercial Realtor&copy; for more information or to book a showing today.