

18, 9701 84 Avenue
Grande Prairie, Alberta

MLS # A2119616



\$13 per sq.ft.

Division:	Patterson Place
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	Patterson Village Shopping Center
Bus. Name:	-
Size:	2,970 sq.ft.
Zoning:	CG

Heating:	Natural Gas, Other	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Tar/Gravel	Utilities:	Electricity Connected, Natural Gas Connected, Sewer Co
Exterior:	Concrete, Wood Frame	Parking:	-
Water:	Public	Lot Size:	-
Sewer:	Public Sewer	Lot Feat:	-
Inclusions:	None		

Immediate possession for this well laid out and updated office space. This location features 8 offices, a board room, walk in safe, staff kitchen area, large reception, with updated flooring and lots of natural light. This space is located in a busy strip mall with lots of traffic and plenty of parking. Possibility to have a drive thru. View space to truly appreciate what this space has to offer. Base Rent 2,970 sq.ft @ \$13 PSF = \$3217.50, Additional Rent Operating Cost= 2,970 sq/ft @\$5.75 = \$1423.12 Property Tax/Garbage Removal 2,970 sq.ft @ \$3.68 = \$910.00 Total Cost: \$5550.62/month plus GST per month. Floorplan in Supplements.