

**10825 100 Street**  
**Grande Prairie, Alberta**

**MLS # A2177758**

**\$8 per sq.ft.**



**Division:** VLA Montrose

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,016 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

\$25,000 TENANT IMPROVEMENT ALLOWANCE OFFERED WITH ACCEPTABLE LEASE TERMS. The Landlord is ready to make this space fit your needs, all options available: new flooring, removing walls, paint, built to suit. Currently configured as Quality Office space available for immediate occupancy. This bright & modern office space features a large reception area that could double as a co-work space, 7 offices plus a boardroom, staff kitchen and lunchroom area. Located in a high traffic plaza on the busy intersection of 100 St + 108 Ave in Grande Prairie, AB. Ample parking, great tenant mix and high exposure will set this space apart from many others. Pylon signage available and Landlord is willing to explore flexible lease terms and improvements to the space if desired. Base rent (\$8.00)=\$1,344.00 + Net rent (\$9.50)=\$1,596.00 Total Monthly Cost=\$2,940.00+GST. All utilities are not included. Call a commercial Realtor for more information or to arrange a showing.