

**300, 10011 92 Street
Grande Prairie, Alberta**

MLS # A2178941



\$5,591 per month

Division: Ivy Lake Estates

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,200 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: none

Well appointed office space located in a prime location. Over 2200 sq ft. This unique space not only has large windows in all 3 offices but also includes accessWell-appointed to an outside deck space. Located on the 3rd floor with direct elevator access, the space includes a spacious reception area, 3 large offices, a meeting/4th office, a coffee bar/kitchen area, and 2 bathrooms. Nicely painted and set up for most business ventures. $\$18.50 \times 2200 \text{ sqft} = \$40,700$ per year (Base rent), $\$12.00 \times 2200 \text{ sqft} = \$26,400$ per year (Triplet net), total $\$67,100 / 12 \text{ month} = \5591.67 per month + GST