

**101, 10512 100 Avenue  
Grande Prairie, Alberta**

**MLS # A2179496**

**\$2,500 per month**



**Division:** College Park

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,041 sq.ft.

**Zoning:** CA

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

MAIN FLOOR OFFICE SPACE WITH GREAT EXPOSURE + PARKING AT A REASONABLE PRICE POINT? Well look no further this is it.&nbsp; 2041 SQ.FT. of main floor space which can be used in numerous different ways, currently hosting up to seven offices/rooms, large reception area, kitchen amenities, bathroom plus storage areas.&nbsp; The space offers modern finishes and high ceiling heights which will allow your operations to present well to clients & colleagues.&nbsp; The property is located with direct frontage to 100 Ave. Grande Prairie which is a main thru-fare and offers huge traffic counts which means great exposure opportunities.&nbsp; There are a lot of office spaces on the market which makes it important to find the right combination of size, cost, visibility, parking & functionality to fit your needs, this space is a great combination of all those things.&nbsp; Professional services such as lawyers, accountants, book keeping, medical, tech/studio, massage, personal services, dental, physio therapy and much more are all suitable uses for the space.&nbsp; \$2,500.00(monthly base rent) + \$8.00(net rent): \$1,360.67/mth Total Monthly Payment: \$3,860.67 + GST Monthly.&nbsp; Call a Commercial Realtor and book your viewing today!!