

**101, 10501 67 Avenue  
Grande Prairie, Alberta****MLS # A2249873****\$8,000 per month****Division:** Stone Ridge**Type:** Mixed Use**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 1,984 sq.ft.**Zoning:** -**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** N/A

Discover the perfect setting for your business in this brand new, professionally designed building. Offering 1,984 sq.ft. of fully developed shell space, this unit is ready for your business to move right in. This all in lease includes basic rent, all triple net costs (utilities, condo fees, taxes & insurance). This space features a modern, open layout that can be customized to suit your needs, high-quality finishes including flooring and window coverings, a private washroom for staff and clients, dedicated private entrance for your business, ample on-site parking for both staff and customers. Located in an established and professional area, this property provides great visibility, easy access, and a polished image for your business. Perfect for professional offices, or service-based businesses looking for a fresh, modern space to grow.