

**201, 9914 109 Avenue  
Grande Prairie, Alberta**

**MLS # A2259128**

**\$2,195 per month**



**Division:** VLA Montrose

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,197 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

A well-maintained and functional office space offering four private offices, a storage room, and a large open bullpen area—perfectly positioned in the heart of the city center. Clients will enjoy convenient front parking, while staff benefit from energized stalls at the rear. The common areas have been tastefully updated with new hallway carpets and tiled floors, giving the building a fresh, professional feel. Located on the second floor, this 1,197 sq. ft. unit provides privacy and a quiet workspace ideal for productivity. The all-inclusive monthly rate of \$2,195 plus GST covers utilities, snow removal, lawn maintenance, property taxes, and insurance, ensuring predictable operating costs with no hidden surprises. An excellent opportunity to secure affordable, professional office space in a prime central location—call your Commercial Realtor® today to arrange a viewing.