

**1A, 10001 101 Avenue
Grande Prairie, Alberta****MLS # A2273579****\$1,900 per month****Division:** Central Business District**Type:** Office**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** The Old Downtown Post Office Building**Bus. Name:** -**Size:** 1,191 sq.ft.**Zoning:** CC**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** NA

Awesome lease deal offered!! Such a great space! A must to view! Located in the old post office building on 100 Street. 1,191.4 square feet. It includes two offices and a large meeting room. Washrooms are in hallway and are shared. Really attractive space. Signage available for \$40.00 per month at front of the building and is in a highly visible traffic location at the intersection lights. Rent is \$1,900.00 + \$95.00 GST = \$1,995.00. Rent includes property taxes, utilities, water, janitor in hallways and stairwells, and garbage bin use in back lane. (Downtown Business Tax - an annual fee of \$250.00 charged by the City of Grande Prairie on all downtown businesses). This is a fabulous space for an incredible all in lease amount!!