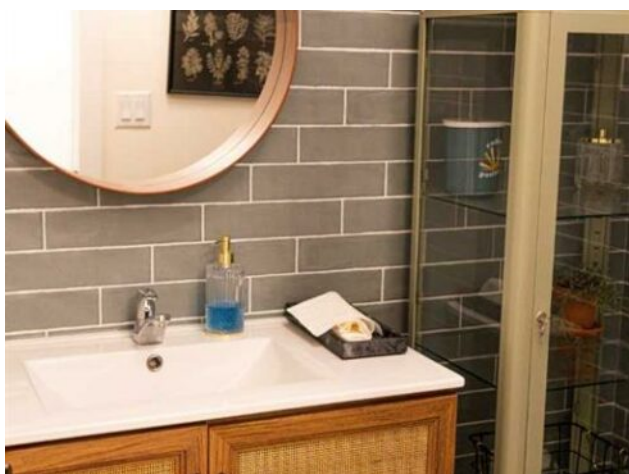


Lower, 9710 99 Avenue
Grande Prairie, Alberta

MLS # A2275405



\$1,950 per month

Division: Central Business District

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 950 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Lower Level Creative Workspace ‐ Available for Lease Versatile and thoughtfully designed, this 950 sq. ft. lower-level commercial workspace is ideal for entrepreneurs, small teams, or creative professionals seeking a functional yet inspiring environment. The space offers a flexible layout featuring two private offices, a soundproof recording booth, and an open-concept work area or boardroom, allowing for a variety of business uses. Additional features include a private washroom, wet bar with mini fridge, and access to a backyard garden, perfect for client meetings, team collaboration, or small events. Convenient alley parking adds to the practicality of this unique offering. A rare opportunity to lease a one-of-a-kind workspace that seamlessly blends productivity, comfort, and creativity.