

**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.