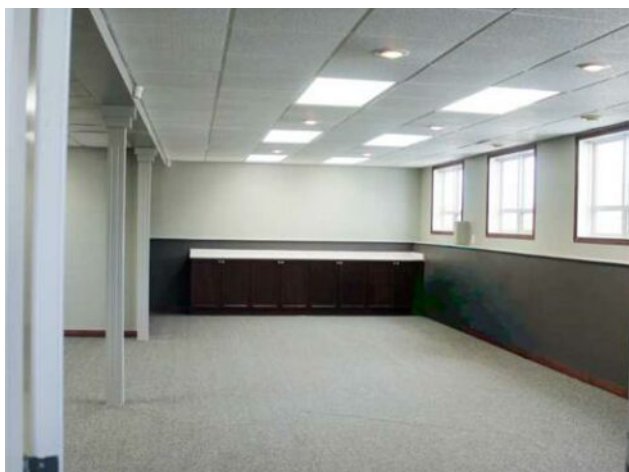


**10106 102 Street
Grande Prairie, Alberta****MLS # A2285549****\$2,400 per month****Division:** Central Business District**Type:** Office**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 1,400 sq.ft.**Zoning:** -**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** NA

Located in a great high-traffic area that won't break the bank, this 1,400-square-foot lower-level space offers wide-open flexibility to suit your needs. Large windows throughout provide abundant natural light, and the layout can be configured however you like. The space includes 2 BATHROOMS, coffee bar area, large storage room, and a full wall of bookshelves. Offered at \$2,400 per month ALL INCLUSIVE (works out to \$20/SF all included!), making it an exceptionally affordable option for a hairdresser, beautician, nail technician, esthetician, massage therapist, bookkeeper, consultant, or a variety of other business ventures!