

**201, 10522 100 Avenue  
Grande Prairie, Alberta**

**MLS # A2179505**



# \$2,500 per month

**Division:** College Park

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,194 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

HIGH END UNIQUE 2ND FLOOR SPACE OFFERING 2194 SQ.FT. of useable space with an amazing vibe. The space currently offers an open area with large south facing windows that can be used as a shared workspace, meeting space, class/gathering area, studio space or could be divided into additional offices/rooms if needed. Also hosts 2 offices or treatment rooms, two large bathrooms and storage space. The appeal of this space will allow you to customize it to fit your needs but starting with a modern industrial loft style pallet that is difficult to find in the Grande Prairie lease market. The property offers great signage options, ample parking, direct exposure to 100 Ave. Grande Prairie which is a main thru-fare with huge daily traffic counts, it really is the perfect combination of all the little factors that can provide the intangibles to make your business operations successful. Landlord is always willing to consider lease holds to create a space that fits your needs perfectly. \$2,500.00(monthly base rent) + \$8.00(net rent): \$1,462.67/mth Total Monthly Payment: \$3,962.67 + GST Monthly.&nbsp; Call a Commercial Realtor and book your viewing today!!