

# \$2 - 104, 9835 101 Avenue, Grande Prairie

MLS® #A2192050

**\$2**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.74 Acres

Central Business District., Grande Prairie,  
Alberta

Unbelievable opportunity! Get into the prestigious Windsor Court professional building downtown Grande Prairie for just \$2.00 a square foot base rent. The Landlord would like to see this 1,515 square foot space redeveloped and is offering this incentivized rate for the first term, up to 5 years. Landlord would undertake development of space if a potential tenant so desires, base lease rental rate would reflect cost of improvements. Available for immediate occupancy, this versatile main floor unit features plenty of windows, street and vestibule access, as well as access to the main building washrooms which have undergone recent renovations. Common area costs are estimated at \$14/sq.ft. including utilities. Monthly base rent is \$252.50, monthly common area cost is \$1,767.50 for a total monthly payment of \$2,020 plus GST. Parking allocated on proportionate share. Contact a commercial real estate professional for more information or to view.



Built in 1978

## Essential Information

|           |          |
|-----------|----------|
| MLS® #    | A2192050 |
| Price     | \$2      |
| Bathrooms | 0.00     |
| Acres     | 0.74     |

|            |            |
|------------|------------|
| Year Built | 1978       |
| Type       | Commercial |
| Sub-Type   | Office     |
| Status     | Active     |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 104, 9835 101 Avenue       |
| Subdivision | Central Business District. |
| City        | Grande Prairie             |
| County      | Grande Prairie             |
| Province    | Alberta                    |
| Postal Code | T8V 5V5                    |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 3rd, 2025 |
| Days on Market | 291                |
| Zoning         | CC                 |

### **Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Royal LePage - The Realty Group |
|----------------|---------------------------------|

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