

\$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 2,603 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 \$433.83, monthly common area cost is \$3,036.83 for a total monthly payment of \$3,470.66 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	222
Zoning	CC

Listing Details

Listing Office	Royal LePage - The Realty Group
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