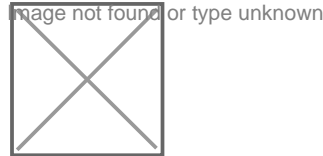


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

300, 10011 92 STREET FOR LEASE



Commercial Real Estate > Commercial Property for Lease


Location
Grande Prairie, Alberta



Listing ID:
26895


MLS ID:
A2178941

\$5,591.67



 **BEN ZHANG**
 (780) 518-2622

 RE/MAX Grande Prairie
 780-538-4747

 300, 10011 92 Street , Grande Prairie , Alberta T8V 7T5

Transaction Type For Lease	Days On Market 120	Lease Amount 5591.67
Lease Frequency Monthly	Subdivision Ivy Lake Estates	Year Built 2003
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Office
Building Area (Sq. Ft.) 2200.00	Building Area (Sq. M.) 204.38	Inclusions none
Restrictions None Known	Reports Call Lister	

Well appointed office space located in a prime location. Over 2200 sq ft. This unique space not only has large windows in all 3 offices but also includes accessWell-appointed to an outside deck space. Located on the 3rd floor with direct elevator access, the space includes a spacious reception area, 3 large offices, a meeting/4th office, a coffee bar/kitchen area, and 2 bathrooms. Nicely painted and set up for most business ventures. $\$18.50 \times 2200 \text{ sqft} = \$40,700$ per year (Base rent), $\$12.00 \times 2200 \text{ sqft} = \$26,400$ per year (Triplet net), total $\$67,100 / 12 \text{ month} = \5591.67 per month + GST

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