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## 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

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