\$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 255
Zoning CC

Listing Details

Listing Office Royal LePage - The Realty Group

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