

201, 12125 99 Street  
Grande Prairie, Alberta

MLS # A2109467



## \$9 per sq.ft.

Division: NONE  
 Type: Mixed Use  
 Bus. Type: -  
 Sale/Lease: For Lease  
 Bldg. Name: -  
 Bus. Name: -  
 Size: 2,929 sq.ft.  
 Zoning: -

Heating: -  
 Floors: -  
 Roof: -  
 Exterior: -  
 Water: -  
 Sewer: -  
 Inclusions: n/a

Addl. Cost: -  
 Based on Year: -  
 Utilities: -  
 Parking: -  
 Lot Size: -  
 Lot Feat: -

This 2,929 square foot second floor office space provides unparalleled convenience in a professional building that offers great parking. Positioned beside, FYi Doctors, Superstore, and the Prairie Mall, your business will benefit from this high-traffic location and easy accessibility. With a spacious layout, modern amenities, and competitive rental rate, this space is ideal for businesses seeking a professional environment in a thriving area. The Landlord is offering a \$12,000 Tenant Improvement allowance to a qualified tenant. Don't miss out on this exceptional opportunity. To book a showing or for more information call your local Commercial Realtor&reg;. \*\*\*The Landlord is offering three months free base rent to qualified tenants. \*\*\*