

109, 10136 128 Avenue  
Grande Prairie, Alberta

MLS # A2148082



**\$2,370 per month**

Division: Northridge

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,944 sq.ft.

Zoning: CT

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: NA

\$2,370 + utilities. The end unit of this attractive complex comes with extra windows and the upstairs has been made into 1,944 square feet of luxurious office space. Once owned by a local builder, this prime location has maximum exposure. Inside and out, this office space will represent the finest business. Outside is great - you can drive by & see it first hand - upstairs space for lease has two executive offices, a board room, and plenty of storage. Imagine turning a sloped roof into a vaulted ceiling inside - that is what happened here. The pride and prowess of the builder who once owned this condo is showcased here. The configuration can be left exactly as the builder had it - it was PERFECT for the builder - or walls can be added to make more offices. No surprise to have air-conditioning here, a front & back stairway, and plenty of storage. All this and more at this condo that is first seen on this high-traffic 102 Street - this condo is a one-of-a-kind showstopper, and for location, quite literally, one that can't be missed! Base rent is \$1,620/month (\$10 per sf x 1944 sf = 19,440. 19,440/12 = 1,620/month). Additional Rents = \$750 / month + plus utilities. Total rent is \$2,370/month + utilities. (\$1,620+750)The full unit is currently offered for sale on MLS# A2139999