

304, 10920 84 Avenue
Grande Prairie, Alberta

MLS # A2174383



\$10 per sq.ft.

Division: Richmond Industrial Park

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 3,142 sq.ft.

Zoning: IB

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

This modern, turnkey 3,142 sq. ft. office space, available immediately, offers 11 offices with parking directly in front of the unit and additional parking available at the rear. Ideally located just off 84th Avenue and west of Highway 40, the space provides excellent visibility, central access, and close proximity to amenities like gyms, restaurants, and coffee shops, making it convenient for both staff and clients. The main floor includes a welcoming reception area, four offices, a kitchen, storage room, and a restroom, while the upper level features seven more offices—two of which can be used as boardrooms—along with another restroom. Built with durable concrete construction for privacy and fire safety, the office also offers high-speed internet for seamless business operations. (Base Rent 3,142 sq.ft @ \$10 PSF = \$2,618.33/month plus GST. Additional Rent: 3,142 sq. ft @ \$5.00 PSF = \$1,309.17/month plus GST (Condo Fee's Included). Total Monthly Payment: \$3,927.50/month plus GST.) Call your Commercial Realtor for more information or to book a showing today.