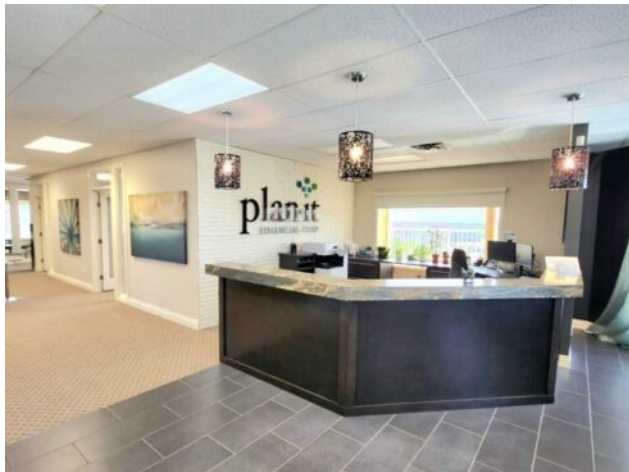


300, 10011 92 Street  
Grande Prairie, Alberta

MLS # A2178941

## \$5,591 per month



Division: Ivy Lake Estates

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,200 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: none

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 x 2200 sqft = \$40,700 per year (Base rent), \$12.00 x 2200 sqft = \$26,400 per year (Triplet net), total \$67,100 / 12 month = \$5591.67 per month + GST