

# \$8 - 10825 100 Street, Grande Prairie

MLS® #A2177758

**\$8**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

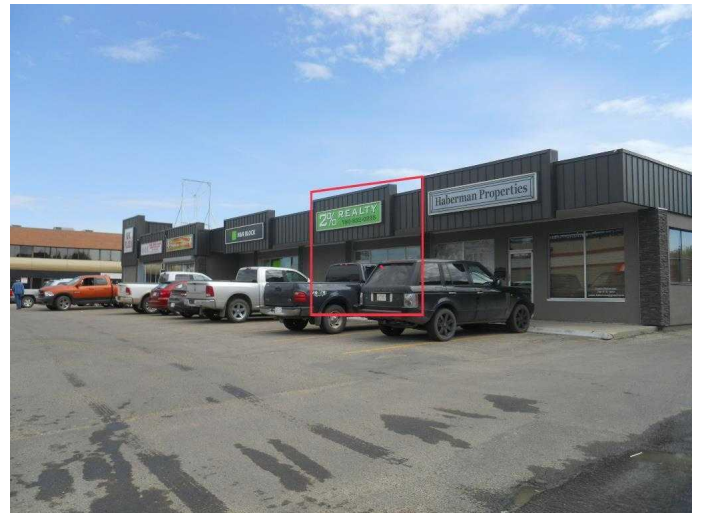
VLA Montrose, Grande Prairie, Alberta

**\$25,000 TENANT IMPROVEMENT ALLOWANCE OFFERED WITH ACCEPTABLE LEASE TERMS.** The Landlord is ready to make this space fit your needs, all options available: new flooring, removing walls, paint, built to suit. Currently configured as Quality Office space available for immediate occupancy. This bright & modern office space features a large reception area that could double as a co-work space, 7 offices plus a boardroom, staff kitchen and lunchroom area. Located in a high traffic plaza on the busy intersection of 100 St + 108 Ave in Grande Prairie, AB. Ample parking, great tenant mix and high exposure will set this space apart from many others. Pylon signage available and Landlord is willing to explore flexible lease terms and improvements to the space if desired. Base rent (\$8.00)=\$1,344.00 + Net rent (\$9.50)=\$1,596.00 Total Monthly Cost=\$2,940.00+GST. All utilities are not included. Call a commercial Realtor for more information or to arrange a showing.

Built in 1978

## Essential Information

MLS® #	A2177758
Price	\$8
Bathrooms	0.00
Acres	0.00
Year Built	1978



Type	Commercial
Sub-Type	Office
Status	Active

### **Community Information**

Address	10825 100 Street
Subdivision	VLA Montrose
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 2M7

### **Additional Information**

Date Listed	November 6th, 2024
Days on Market	169

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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