

# \$2 - 104, 9835 101 Avenue, Grande Prairie

MLS® #A2192050

**\$2**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.74 Acres

Central Business District., Grande Prairie,  
Alberta

Unbelievable opportunity! Get into the prestigious Windsor Court professional building downtown Grande Prairie for just \$2.00 a square foot base rent. The Landlord would like to see this 2,603 square foot space redeveloped and is offering this incentivized rate for the first term, up to 5 years. Get in now and make this space your own. A versatile main floor unit with plenty of windows, street and vestibule access, and access to the main building washrooms which are currently slated for renovations. Common area costs are estimated at \$14 sq.ft. including utilities. Parking allocated on proportionate share. Contact a commercial real estate professional for more information or to view.

Built in 1978

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2192050   |
| Price      | \$2        |
| Bathrooms  | 0.00       |
| Acres      | 0.74       |
| Year Built | 1978       |
| Type       | Commercial |
| Sub-Type   | Office     |
| Status     | Active     |

## Community Information



|             |                            |
|-------------|----------------------------|
| Address     | 104, 9835 101 Avenue       |
| Subdivision | Central Business District. |
| City        | Grande Prairie             |
| County      | Grande Prairie             |
| Province    | Alberta                    |
| Postal Code | T8V 5V5                    |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 3rd, 2025 |
| Days on Market | 96                 |
| Zoning         | CC                 |

### **Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Royal LePage - The Realty Group |
|----------------|---------------------------------|

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