



## 204, 10920 84 Avenue , Grande Prairie, Alberta - \$14



Main Photo

### Property Description

3159 sq.ft. of office + Shop/Warehouse space available for lease. This space offers high-end modern interior finishing's with LED lighting, numerous windows, glass doors and much more which will present very well to your staff & clients. Current configuration offers 7-8 private offices, numerous exterior entrances, options for creating reception, boardrooms, kitchen area, etc. plus 28' x 55' shop space with 10' OHD. The property offers 6 dedicated parking stalls with the ability to rent additional parking stalls adjacent to the complex. This is a unique combination of office + shop/warehouse space which is hard to replicate in the Grande Prairie area and offers great visibility & access to 84th Avenue & Hwy.40. Base rent(\$14.00)=\$3685.5 + Net rent(\$8.92)=\$2348.19 Total Monthly Cost=\$6033.69 +GST. Power & Gas are billed back to tenant on a monthly basis. Call a Commercial Realtor today for further information or to arrange a private tour!!

### REALTOR Referral



REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

*Courtesy Of: RE/MAX Grande Prairie*



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