

# \$2,075 - 205, 9914 109 Avenue, Grande Prairie

MLS® #A2032357

**\$2,075**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

VLA Montrose, Grande Prairie, Alberta

Well-maintained office space with 6 individual offices, conveniently situated in the heart of the city center. Your clients will appreciate the ample parking available at the front of the building, while your staff can make use of energized parking stalls at the rear. The common areas have recently been nicely updated, featuring new hallway carpets and tiled floors. The 1,127 square feet space is located on the second floor, providing privacy and a peaceful working environment. Additional rent is estimated at \$9 PSF and includes utilities, snow removal, lawn maintenance, property taxes, and insurance. The all-inclusive price of \$2,075.00 per month plus GST includes utilities, snow removal, lawn maintenance, property taxes, and insurance. This ensures you won't have to worry about unexpected surprises when it comes to your monthly bills. This is an excellent opportunity to establish your business in a highly sought-after location without breaking the bank. Call your Commercial Realtor® for more information or to book a showing today.



Built in 1979

## Essential Information

MLS® #	A2032357
Price	\$2,075
Bathrooms	0.00
Acres	0.00

Year Built	1979
Type	Commercial
Sub-Type	Office
Status	Active

### Community Information

Address	205, 9914 109 Avenue
Subdivision	VLA Montrose
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 1R6

### Additional Information

Date Listed	March 17th, 2023
Days on Market	816

### Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.