



DJ Golden
REAL ESTATE

780-897-4003
dj@djgolden.com

108 B, 10001 101 Avenue
Grande Prairie, Alberta

MLS # A2270084



\$1,328 per month

Division: Central Business District

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: The Old Downtown Post Office Building

Bus. Name: -

Size: 675 sq.ft.

Zoning: CC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: NA

You can't beat this lease deal!! Such a great space! A must to view! Located on the backside of the old post office building with a direct entrance. 675 square feet. It includes two offices and one has a sink, a bathroom, a meeting room, and a kitchenette. Tastefully done and has nice windows on both sides. Perfect for an accountant or perhaps a nail salon. Signage available for \$40.00 per month at front of the building and is in a highly visible traffic location at the intersection lights. Rent is \$1,328.75 per month and this includes GST, property taxes, utilities, water, janitor in hallways and stairwells, and garbage bin use in back lane. (Downtown Business Tax - an annual fee of \$250.00 charged by the City of Grande Prairie on all downtown businesses). This is a fabulous space for an incredible all in lease amount!!