

# \$5,592 - 300, 10011 92 Street, Grande Prairie

MLS® #A2178941

**\$5,592**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Ivy Lake Estates., Grande Prairie, Alberta

Well appointed office space located in a prime location. Over 2200 sq ft. This unique space not only has large windows in all 3 offices but also includes accessWell-appointed to an outside deck space. Located on the 3rd floor with direct elevator access, the space includes a spacious reception area, 3 large offices, a meeting/4th office, a coffee bar/kitchen area, and 2 bathrooms. Nicely painted and set up for most business ventures.  $\$18.50 \times 2200 \text{ sqft} = \$40,700$  per year (Base rent),  $\$12.00 \times 2200 \text{ sqft} = \$26,400$  per year (Triplet net), total  $\$67,100 / 12 \text{ month} = \$5591.67$  per month + GST

Built in 2003

## Essential Information

MLS® #	A2178941
Price	\$5,592
Bathrooms	0.00
Acres	0.00
Year Built	2003
Type	Commercial
Sub-Type	Office
Status	Active

## Community Information

Address	300, 10011 92 Street
Subdivision	Ivy Lake Estates.



City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 7T5

### **Additional Information**

Date Listed	November 13th, 2024
Days on Market	157

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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