

# \$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	250

### **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.