

**101A, 11308 100 Street  
Grande Prairie, Alberta**

**MLS # A2181433**



**\$12 per sq.ft.**

**Division:** Avondale

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,000 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

HIGH TRAFFIC RETAIL LOCATION ON 100 ST. GRANDE PRAIRIE. This wide open retail/showroom space offers high ceilings, ample windows, hard surface flooring, one office, one bathroom. It can be transformed to fit many different types of operations including but not limited to: food service, professional, medical, office, retail, cannabis and much more. The property offers huge visibility, great parking, good signage options and recently underwent an exterior facelift which will position your operation well. Very well priced at \$12/sq.ft. = \$3,000.00 + \$7.85 triple net costs = \$1,962.50 Total Monthly Cost = \$4,962.50+GST which includes all utilities. The space can be combined with up to 6000sq.ft. of shop space if needed and can also allow for exterior storage options as well. Call a commercial Realtor for further information or to arrange a viewing.