



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

101, 9908 100 Avenue  
Grande Prairie, Alberta

MLS # A2232019



**\$2,500 per month**

**Division:** Central Business District

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,469 sq.ft.

**Zoning:** -

**Heating:** Forced Air

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** See Remarks

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Located in the heart of downtown Grande Prairie, this bright and flexible commercial space offers just under 1,500 square feet and endless potential for your business dreams. With great street exposure and easy accessibility, this space is ideal for a wide range of businesses. Whether you're looking to open a salon, barbershop, tattoo studio, or boutique retail store, this location checks all the boxes. The layout also lends itself well to a wellness clinic, aesthetics studio, fitness or yoga space, small cafe or juice bar, professional office, creative studio, or even a specialty pet supply shop. The downtown core brings steady foot traffic, strong visibility, and a professional yet community-focused vibe. If you're an entrepreneur looking to establish or grow your presence in Grande Prairie, this is a must-see opportunity. Reach out today to explore how this space could be the perfect fit for your business!