



**12515 101 Street
Grande Prairie, Alberta**

MLS # A2254124



\$4,250 per month

Division: Northridge

Type: Mixed Use

Bus. Type: Mixed

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 3,000 sq.ft.

Zoning: CA

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: Public

Lot Size: 0.02 Acre

Sewer: Sewer

Lot Feat: -

Inclusions: None

Stand alone shop/office with a private, fenced and paved yard. This building has a main floor retail/reception area complete with washroom, as well as two offices, a kitchenette and washroom on an upper level and two shop bays. The 1,200 sq.ft. rear bay has an in-floor sump, 14x16 overhead door and washroom area with shower while the front bay is 600 sq.ft. and with a 12x14 overhead door. Base Rent is \$4,250/month + GST, Additional Rent: \$1,500/month + GST. Tenant is responsible for all utilities. Ready for immediate possession. Don't miss this great opportunity for your growing business. Call your Real Estate Professional to arrange a viewing today.