



**GRASSROOTS**  
REALTY GROUP

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**B, 10024 100 Avenue  
Grande Prairie, Alberta**

**MLS # A2255530**



**\$2,000 per month**

**Division:** Central Business District

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,100 sq.ft.

**Zoning:** CC

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** Tar/Gravel

**Exterior:** Aluminum Siding , Brick

**Water:** Public

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** Cable, Electricity, Natural Gas, Water

**Parking:** -

**Lot Size:** 0.10 Acre

**Lot Feat:** -

Now available in the heart of downtown Grande Prairie &ndash; a 2,100 sq ft retail unit offering unbeatable visibility on Main Street. This high-traffic location is ideal for retail, service-based business, or a boutique office. Features original exposed brick feature wall &ndash; character, charm, and a touch of history. Large storefront windows &ndash; maximize natural light and display potential. Heavy foot and vehicle traffic &ndash; prominent Main Street exposure. Also available to purchase with neighboring Unit A. Tenant pays utilities.