



**GRASSROOTS**  
REALTY GROUP

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**11507 100 Street  
Grande Prairie, Alberta**

**MLS # A2267088**



**\$20 per sq.ft.**

**Division:** NONE

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 5,260 sq.ft.

**Zoning:** -

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.59 Acre

**Lot Feat:** -

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

Prime location with excellent visibility and high traffic! This versatile commercial building offers 4,260 sq. ft. on the main level plus approximately 1,000 sq. ft. on the second floor - ideal for a variety of business uses. Main Level Features: Spacious showroom with reception area two private offices and coffee area Two washrooms (one in office area, one in service area) Four service bays with one overhead door. Second Level: Office and storage area. Ample paved yard space with partial chain-link fencing. Ideal location for for automotive, service, or light industrial uses. Plenty of on-site parking. This property combines functionality, visibility, and space &mdash; perfect for a growing business looking for a prime location. Base Rent \$8766.66/mo plus Additional Rent \$1,972.50/mo plus GST = \$11,276.12 including GST - tenant pays all utilities