

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

11507 100 Street **Grande Prairie, Alberta**

MLS # A2267088



\$20 per sq.ft.

Parking:

Lot Size:

Lot Feat:

| Division: | NONE | |
|-------------|----------------|---|
| Туре: | Retail | |
| Bus. Type: | - | |
| Sale/Lease: | For Lease | |
| Bldg. Name: | - | |
| Bus. Name: | - | |
| Size: | 5,260 sq.ft. | |
| Zoning: | - | |
| | Addl. Cost: | - |
| | Based on Year: | - |
| | Utilities: | - |

0.59 Acre

Inclusions: N/A

Floors: Roof: **Exterior:**

Water:

Sewer:

Prime location with excellent visibility and high traffic! This versatile commercial building offers 4,260 sg. 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 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