



**GRASSROOTS**  
REALTY GROUP

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10011 115 Avenue  
Grande Prairie, Alberta

MLS # A2294489



**\$22 per sq.ft.**

Division: VLA Montrose

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,473 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Positioned in a high visibility, high traffic corridor, this 1,473 Sq.Ft. retail or office space offers exceptional exposure in one of Grande Prairies most active commercial areas. Located directly across from Ernies and Safeway, and just minutes from Prairie Mall, this property benefits from steady daily traffic and strong surrounding businesses. A great opportunity for retail, professional services, or office use in a well established and highly sought after location. Total: \$4,234.88 +GST Base rent: 1,473 sq/ft. X \$22.00= \$2,700.50 +GST Net rent: 3,000 sq/ft. X \$12.50= \$1,534.38 + GST