



GRASSROOTS
REALTY GROUP

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

3, 9907 100 Avenue
Grande Prairie, Alberta

MLS # A2296943



\$11 per sq.ft.

Division: Central Business District

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,608 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

WELL SUITED 2608SQ.FT. OF COMMERCIAL LEASE SPACE SUITABLE FOR RETAIL, PROFESSIONAL,, OFFICE, HEALTH & WELLNESS, SERVICE BASED. Located in a landmark building on 100Ave. in downtown Grande Prairie with good street parking in front and along 99st. to the east of the property. This space offers mostly open retail area with large windows in the front perfect for display & signage. Storage area & bathroom at the rear of the space lead to loading area with possible additional storage in lower level of the building. Affordable rent costs with well managed common area costs allow a great opportunity to take your business to the next level while keeping overhead manageable. Base rent(\$11): \$2390.67 Common costs(\$6.15): \$1336.60 Total Monthly costs: \$3727.27 + GST + utilities. AVAILABLE FOR MAY 1, 2026. Business operating must have appt. for viewing. Call a commercial realtor today for more information and to arrange a tour!!