



GRASSROOTS
REALTY GROUP

1-833-GPROOTS (477-6687)
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10001 100 Avenue
Grande Prairie, Alberta

MLS # GP207421



\$4 per sq.ft.

Division: Grande Prairie, City

Type: Business

Sale/Lease: Lease

Size: 7,310 sq.ft.

Age: -

Possession: Immediate

Security: -

Utilities: -

Heating: -

Taxes: \$ 30,844

Floors: -

Condo Fee: -

Roof: -

Lot Fee: -

Exterior: -

Maintenance Fee: -

Water: -

Sewer: -

SiteInflu. -

Inclusions:

Great, affordable downtown available for lease, perfect set up for a dance studio, fitness centre or gym!! Great lease rate at \$4/psqft. Premise consists of 4 fitness areas, reception and many more common areas. Great walking score, close to amenities, restaurants retail and other business' in the newly updated DT core. Great parking, great location and lots of affordable space make this very versatile. Tenant pays insurance, utilities, maintenance of HVAC and cleaning Landlord pays snow removal, structural repairs, building insurance, and city taxes.