



GRASSROOTS
REALTY GROUP

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**8406 Resources Road
Grande Prairie, Alberta**

MLS # A1141858



\$28 per sq.ft.

Division: NONE

Type: Retail

Bus. Type: Retail

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,313 sq.ft.

Zoning: CA

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: Electricity, Natural Gas, Fiber Optics

Exterior: -

Parking: Driveway

Water: Public

Lot Size: -

Sewer: Sewer

Lot Feat: Near Public Transit, Near Shopping Center

Inclusions: -

This space is well situated on the corner of Resources Road and 84th avenue next to an extremely busy Starbucks location that is in close proximity to a number of schools and a large residential area. This is a high traffic location which has great exposure and offers both building and pylon signage. This location is sure to get your business noticed. Call your Commercial Realtor today to book a viewing. (Base Rent: \$28 PSF = \$3,063.67 per month, Additional Rent: \$17.05 PSF = \$1,865.55 per month - Total Monthly obligation: \$4,929.22 plus GST.