



**GRASSROOTS**  
REALTY GROUP

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105, 10712 80 Avenue  
Grande Prairie, Alberta

MLS # A2089957



**\$32 per sq.ft.**

Division: Mission Heights

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 973 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

This retail location is situated in the South 40 Shopping Centre which is strategically located along 108 Street and 84 Avenue with some of the highest traffic counts in the Grande Prairie area. It is neighboring anchor tenants such as McDonald's, Original Joe's, No Frills, RBC, and Shoppers Drug Mart all within walking distance of medium and high-density residential. Position your business in the professional location it deserves. Call your Commercial Realtor for more information or to book a showing today. (Base Rent 973 SF @\$32 PSF = \$2,594.67/month. Additional Rent: 973 SF @\$16.50 PSF = \$1,337.87/month; Total Monthly Payment: \$3,932.55 plus GST.