



**GRASSROOTS**  
REALTY GROUP

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201, 11920 100 Street  
Grande Prairie, Alberta

MLS # A2108504



**\$4,000 per month**

Division: Northgate

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 4,000 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: Public

Lot Size: -

Sewer: Public Sewer

Lot Feat: -

Inclusions: Existing equipment

Welcome to this exceptional 4000 sq ft commercial property with ample parking located next to the popular Bullets and Broadheads. This versatile space, formerly operated as a pub restaurant, is now a blank canvas awaiting your new business concept. Base rent \$12.00 per sq ft = \$4000.00 per month. Additional rent \$7.00 per sq ft = \$2333.00 per month , Total \$6333.00 per month (including utilities) + GST With its strategic location and high visibility, this property presents a unique opportunity for entrepreneurs seeking to establish a thriving business in a vibrant area. Don't miss out on this prime real estate offering endless possibilities for your venture. Schedule a viewing today with your commercial realtor .