



**GRASSROOTS**  
REALTY GROUP

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103, 10712 78 Avenue  
Grande Prairie, Alberta

MLS # A2121024



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

Division: Mission Heights

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,202 sq.ft.

Zoning: -

Heating: Make-up Air

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: n/a

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

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, Starbucks, No Frills, RBC, and Shoppers Drug Mart all within walking distance to 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 1,202 sq.ft @ \$32 PSF = \$3,205.33/month plus GST. Additional Rent: 1,202 sq.ft @ \$16.50 PSF = \$1,652.75/month plus GST. Total Monthly Payment: \$4,858.08 plus GST.)