



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
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7, 15502B 101 Street  
Clairmont, Alberta

MLS # A2122191



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

Division: NONE  
Type: Mixed Use  
Bus. Type: -  
Sale/Lease: For Lease  
Bldg. Name: -  
Bus. Name: -  
Size: 795 sq.ft.  
Zoning: cc

Heating: -  
Floors: -  
Roof: -  
Exterior: -  
Water: -  
Sewer: -  
Inclusions: n/a

Addl. Cost: -  
Based on Year: -  
Utilities: -  
Parking: -  
Lot Size: -  
Lot Feat: -

This retail location is situated off Highway 43 just north of Grande Prairie in a highly visible location. Position your business in the professional plaza it deserves. Call your Commercial Realtor for more information or to book a showing today. (Base Rent 795 SF @ \$32 PSF = \$2,120.00/month. Additional Rent: 795 SF @ \$10.00 PSF = \$662.50/month; Total Monthly Payment: \$2,782.50 plus GST.