



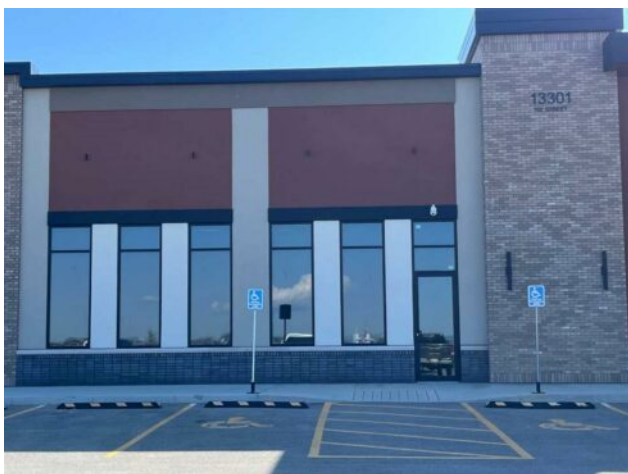
GRASSROOTS
REALTY GROUP

1-833-477-6687

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103, 13301 102 Street
Grande Prairie, Alberta

MLS # A2133923



\$18 per sq.ft.

Division: Trader Ridge

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,560 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: None

Brand new building for lease in an excellent location for businesses wanting highway frontage and daily traffic flow, with a large parking lot. 2,560 SqFt with the option to expand into the next unit creating a total of 6,144 SqFt. Located on the North end of Grande Prairie, Trader Ridge offers new business developments and provides perfect exposure. Call your commercial agent today! Additional rent is approximately \$10.36/sf. Basic Rent \$3,840/mo + GST Additional rent \$2,210.13/mo +GST. Total monthly rent \$6,050.13+GST