



GRASSROOTS
REALTY GROUP

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103, 11030 100 Street
Grande Prairie, Alberta

MLS # A2175349



\$19 per sq.ft.

Division: Avondale

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: Centre 100 Plaza

Bus. Name: -

Size: 3,139 sq.ft.

Zoning: CA

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

PRIME RETAIL LOCATION with EXCELLENT VISIBILITY on one of Grande Prairie's busiest streets. Situated within the vibrant, bustling CENTRE 100 PLAZA alongside prominent anchor tenants like Giant Tiger, Dollarama, Pet Valu and more! A busy shopping complex supporting various business types, that attracts substantial drive-by exposure and foot traffic maximizing customer exposure. A 3139 sq. ft. blank canvas is ready for your custom finishing touches to reflect your business style. Conveniently located at the back is a private storage area and bathroom. Offering affordable and competitive lease rates in a premium location. BASIC RENT \$19/sq ft=\$4970.08 + ADDITIONAL RENT \$7.90/sq ft = \$2066.51. TOTAL MONTHLY RENT \$7036.59 + GST. Includes gas, water, garbage, and snow removal. Tenant pays for power. Contact your commercial agent today to take advantage of this incredible opportunity to create a space that aligns with your brand and attracts a loyal customer base.