



10136 101 Avenue  
Grande Prairie, Alberta

MLS # A2182782



**\$2,250 per month**

**Division:** Central Business District

**Type:** Retail

**Bus. Type:** Retail

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,414 sq.ft.

**Zoning:** CC

**Heating:** Natural Gas

**Floors:** -

**Roof:** Membrane

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** none

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.09 Acre

**Lot Feat:** -

What an opportunity! Looking for a standalone building that's a reasonable size, and a reasonable cost, for your new or growing business? Something centrally located and highly visible? If so you should check this out! This building, finished with 3 washrooms and featuring a rear courtyard, it can be whatever you imagine: office space, retail location, salon. The options are endless. Restaurant trade fixtures have been removed but certain food service operations may be considered. The monthly base rent is \$2,250 plus \$606.84 triple net, gst and all utilities. Call your favorite Real Estate Professional for more information or to book a viewing. \* Listing associate is related to vendor