



**GRASSROOTS**  
REALTY GROUP

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**A & B, 11402 100 Street  
Grande Prairie, Alberta**

**MLS # A2184022**



**\$5,000 per month**

<b>Division:</b>	VLA Montrose	<b>Addl. Cost:</b>	-
<b>Type:</b>	Retail	<b>Based on Year:</b>	-
<b>Bus. Type:</b>	-	<b>Utilities:</b>	Electricity Paid For, Heating Paid For, Water Paid For
<b>Sale/Lease:</b>	For Lease	<b>Parking:</b>	-
<b>Bldg. Name:</b>	Aurora Plaza	<b>Lot Size:</b>	-
<b>Bus. Name:</b>	-	<b>Lot Feat:</b>	Low Maintenance Landscape, Near Shopping Center, Str
<b>Size:</b>	4,651 sq.ft.		
<b>Zoning:</b>	CA		
<b>Heating:</b>	Forced Air, Natural Gas		
<b>Floors:</b>	-		
<b>Roof:</b>	-		
<b>Exterior:</b>	Brick, Masonite		
<b>Water:</b>	Public		
<b>Sewer:</b>	Public Sewer		
<b>Inclusions:</b>	N/A		

Commercial Space with Excellent Exposure - Prime Lease Opportunity: 4,651 sq ft with 1,266 sq ft mezzanine This versatile property offers 2742 sq. ft. of main floor retail space, plus a 1909 sq ft shop with a 1,267 sq. ft. mezzanine, for a total of 5,918 sq. ft. Located on 100 Street, offering excellent exposure for your business. The 2742 sq ft open retail space includes 2 washrooms and could be converted to offices if preferred. The rear shop is 31' long with a 14' x 14' overhead door and an additional washroom located on the mezzanine level. Ideal for retail, storage, or other commercial uses. The owner is willing to work with tenants on improvements. Base rent is \$5,000.00 per month, with a triple net charge of \$7.61 per sq. ft that includes all utilities. Contact a Commercial REALTOR today to schedule a viewing.