



**GRASSROOTS**  
REALTY GROUP

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10001 104 Avenue  
Grande Prairie, Alberta

MLS # A2185820



**\$3,500 per month**

Division: Avondale

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,147 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

AN UNBEATABLE LOCATION FOR YOUR BUSINESS! Situated directly off of 100th Street in Grande Prairie with incredible exposure to downtown traffic, this mixed-use building is conveniently set-up with several rooms/offices spanning across 2 developed levels (currently ideal for office, massage, family doctor, therapy, etc.) and has potential for several other use cases. Lease the entire building for the competitive price of \$3,500/month + utilities, or purchase the building + 5 city lots for \$644,900 (A2185814)! Contact your REALTOR of choice and book a private tour today!