



GRASSROOTS
REALTY GROUP

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

MLS # A2187308



\$2,500 per month

Division:	VLA Montrose	Addl. Cost:	-
Type:	Retail	Based on Year:	-
Bus. Type:	-	Utilities:	Electricity Paid For, Heating Paid For, Water Paid For
Sale/Lease:	For Lease	Parking:	-
Bldg. Name:	Aurora Plaza	Lot Size:	-
Bus. Name:	-	Lot Feat:	Low Maintenance Landscape, Near Shopping Center, Str
Size:	2,742 sq.ft.		
Zoning:	CA		
Heating:	Forced Air, Natural Gas		
Floors:	-		
Roof:	-		
Exterior:	Brick, Masonite		
Water:	Public		
Sewer:	Public Sewer		
Inclusions:	N/A		

Commercial Space with Excellent Exposure - Prime Lease Opportunity: 2742 sq ft This versatile property offers 2742 sq. ft. of main floor retail space 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. Need more storage space? There is a shop in the back that can also be leased out for an additional cost, the rear shop is 31' long with a 14' x 14' overhead door. The owner is willing to work with tenants on improvements. Base rent is \$2,500.00 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.