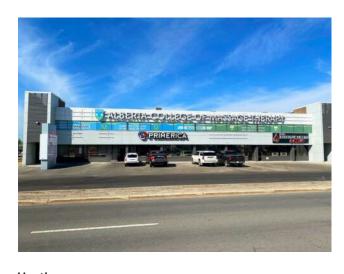


1-833-477-6687 aloha@grassrootsrealty.ca

A, 11402 100 Street Grande Prairie, Alberta

MLS # A2187308



\$2,500 per month

Division:	VLA Montrose	
Type:	Retail	
Bus. Type:	-	
Sale/Lease:	For Lease	
Bldg. Name:	Aurora Plaza	
Bus. Name:	-	
Size:	2,742 sq.ft.	
Zoning:	CA	
	Addl. Cost:	-
	Based on Year:	-
		Electricity Paid For Heating Paid For Water Paid F

Heating: Forced Air, Natural Gas Floors: Electricity Paid For, Heating Paid For, Water Paid For Roof: **Utilities: Exterior:** Parking: Brick, Masonite Water: Lot Size: Public Sewer: **Public Sewer** Lot Feat: Low Maintenance Landscape, Near Shopping Center, Str

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.