

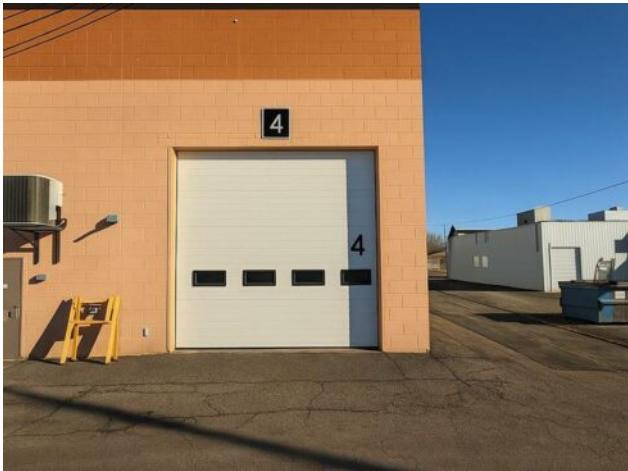


**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2187382**



**\$3,500 per month**

**Division:** Avondale

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** Aurora Plaza

**Bus. Name:** -

**Size:** 3,076 sq.ft.

**Zoning:** CA

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** Electricity Paid For, Heating Paid For, Water Paid For

**Parking:** -

**Lot Size:** -

**Lot Feat:** Low Maintenance Landscape, Near Public Transit, Near S

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** Brick, Masonite

**Water:** Public

**Sewer:** Public Sewer

**Inclusions:** N/A

Commercial warehouse Conveniently Located! This versatile property offers 3,076 sq. ft. of main floor shop and show room/storage space with a 1267 sq ft mezzanine complete with private 2 pc washroom. Mezzanine is fully developed and could be converted to more offices if needed. Located on 100 Street, offering excellent exposure for your business. The shop is 31' long with a 14' x 14' overhead door. Base rent is \$3,500.00 per month, with a triple net charge of \$7.16 per sq. ft that includes all utilities. Contact a Commercial REALTOR today to schedule a viewing.