



**GRASSROOTS**  
REALTY GROUP

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

102, 9606 100 Street  
Grande Prairie, Alberta

MLS # A2193607



**\$5,062**

Division: Swanavon

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,700 sq.ft.

Zoning: Com

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: none

Have you ever dreamed of owning your own business but couldn't find the ideal location? Look no further! This high-traffic strip mall is situated directly on 100 Street, just a stone's throw from downtown. Offering 2,700 sq. ft. of space, currently set up for a laundry and cleaning business, but adaptable for a wide range of ventures. This is a fantastic opportunity in a prime retail space! Lease Rate: \$22.50/sq. ft. (\$5,062.50/month) Common Area Costs: \$13.10/sq. ft. (\$2,947.50/month) Total Monthly Cost: \$8,010 + GST Don't miss out on this amazing retail space!