

780-832-5880

cord@gpremax.com

## 201/203, 11706 104 Avenue Grande Prairie, Alberta

MLS # A2263192



Heating:
Floors:
Roof:
Exterior:
Water:
Sewer:
Inclusions:

N/A

## \$16 per sq.ft.

Division:	Westgate	
Type:	Mixed Use	
Bus. Type:	-	
Sale/Lease:	For Lease	
Bldg. Name:	-	
Bus. Name:	-	
Size:	4,000 sq.ft.	
Zoning:	IB	
	Addl. Cost:	-
	Based on Year:	-
	Utilities:	-
	Parking:	-
	Lot Size:	-
	Lot Feat:	-

Discover a beautifully crafted 4000 sq.ft. space currently operating as a boutique hair, wellness, and aesthetics salon. This stunning unit offers a professional yet relaxing atmosphere, complete with a welcoming reception area, multiple private rooms, and well-appointed washrooms. Designed with comfort and functionality in mind, the layout is ideal for a wellness studio, spa, salon, or other service-based business. The space is move-in ready, showcasing modern finishes and thoughtful details throughout. Located in a vibrant area surrounded by numerous amenities and services, clients and staff alike will appreciate the ample on-site parking and easy access. Here's your opportunity to secure a prime location perfectly suited for your growing business. Base rent \$16/sf = \$5,333.33/mo+GST + additional rent \$2,833.33 mo +GST= Total monthly cost \$8,166.66/mo + GST.