

11507 100 Street  
Grande Prairie, Alberta

MLS # A2267088



## \$20 per sq.ft.

Division: NONE

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 5,260 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.59 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Prime location with excellent visibility and high traffic! This versatile commercial building offers 4,260 sq. ft. on the main level plus approximately 1,000 sq. ft. on the second floor - ideal for a variety of business uses. Main Level Features: Spacious showroom with reception area two private offices and coffee area Two washrooms (one in office area, one in service area) Four service bays with one overhead door. Second Level: Office and storage area. Ample paved yard space with partial chain-link fencing. Ideal location for for automotive, service, or light industrial uses. Plenty of on-site parking. This property combines functionality, visibility, and space &mdash; perfect for a growing business looking for a prime location. Base Rent \$8766.66/mo plus Additional Rent \$1,972.50/mo plus GST = \$11,276.12 including GST - tenant pays all utilities