

105, 11920 100 Street
Grande Prairie, Alberta

MLS # A1165702



\$14 per sq.ft.

Division: Northridge

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 4,072 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

This extremely versatile 4,079 SF shop, office and point of sale space has 5 overhead doors at the side of the property and enough parking for a fleet of vehicles. The main entrance is fully finished and ideal for meeting walk-in clients with a rear exit that allows for staff to come and go as necessary with quick access to the parking lot. The shop space is ideal for any small business including trades, mechanic shop or auto detail company, it offers plenty of power and great lighting. All of this with incredible exposure onto 100 Street and directly across from the Prairie Mall. Call the listing Realtor for more information or to book a showing today. (Base Rent 4,072 SF @ \$14 PSF = \$4,750.67 plus GST per month. Additional Rent: 4,072 SF @ \$7.75 PSF = \$2,629.83 plus GST per month. Total Monthly Payment: \$7,380.50/month plus GST)