

**11034 100 Street
Grande Prairie, Alberta**

MLS # A2112345



\$9 per sq.ft.

Division: Avondale

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 8,150 sq.ft.

Zoning: CA

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

This is an excellent high-traffic retail/mixed-use location, situated on 100 Street in Grande Prairie. Located near Home Hardware, Giant Tiger, and many others this location is a turn-key retail space offering a modern 8,150 square feet with an overhead door at the back for shipping and receiving and plenty of storage. All of this with great exposure and parking directly out the front door. For anyone looking for a high-traffic retail location with incredible neighbor's this is a must see. Call the listing Realtor for more information or to book a showing today. Base Rent 8,150 sq.ft @ \$9.72 PSF = \$6,601.50 Additional Rent \$4.00 PSF = \$2,716.67. Total Cost: \$9,318.17/month plus GST per month.****The Landlord is offering three months free base rent to qualified tenants. ***