

**Unit 103, 11070 100 Avenue
Grande Prairie, Alberta**

MLS # A2112501



\$35 per sq.ft.

Division: VLA Montrose

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,244 sq.ft.

Zoning: CA- Arterial Commercial

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

FOR LEASE. 1,244sf office or retail space, with Drive-Thru available. Perfect location for dentist, clinic, restaurant, retail, etc. Right in front of Walmart Supercentre, amazing visibility and traffic. Located on 100 Avenue with traffic count of 33,000 VPD. Nearby businesses include: Home Depot, Rona, Starbucks, The Brick, and Planet Fitness. Zoning: CA-Arterial Commercial. Additional Rent, which includes property taxes, management fees, insurance, and building maintenance, is estimated at \$14.94 psf.