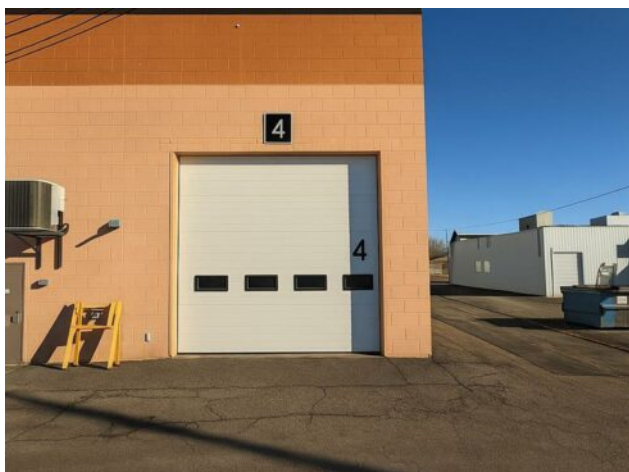


**B, 11402 100 Street  
Grande Prairie, Alberta**

**MLS # A2187382**



## \$3,500 per month

<b>Division:</b>	Avondale
<b>Type:</b>	Retail
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	Aurora Plaza
<b>Bus. Name:</b>	-
<b>Size:</b>	3,246 sq.ft.
<b>Zoning:</b>	CA

<b>Heating:</b>	Forced Air, Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	Electricity Paid For, Heating Paid For, Water Paid For
<b>Exterior:</b>	Brick, Masonite	<b>Parking:</b>	-
<b>Water:</b>	Public	<b>Lot Size:</b>	-
<b>Sewer:</b>	Public Sewer	<b>Lot Feat:</b>	Low Maintenance Landscape, Near Public Transit, Near S
<b>Inclusions:</b>	N/A		

Commercial warehouse Conveniently Located! This versatile property offers 2,779 sq. ft. of main floor shop and show room/storage space with a 467 sq ft mezzanine. Mezzanine is fully developed and could be converted to more offices if needed. Located on 100 Street, offering excellent exposure for your business. The shop is equipped with a 14' x 14' overhead door allowing for functional use . Base rent is \$3,500.00 per month, with a triple net charge of \$7.16 per sq. ft that includes all utilities. Contact a Commercial REALTOR today to schedule a viewing.