

780-832-5880

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

MLS # A2187382



\$3,500 per month

Division:	Avondale
Туре:	Retail
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	Aurora Plaza
Bus. Name:	-
Size:	3,076 sq.ft.
Zoning:	CA

Heating:	Forced Air, Natural Gas	Addl. Cost:	
Floors:	-	Based on Year: -	
Roof:	-	Utilities: Electricity Paid For, Heating Paid For, Water	r Paid For
Exterior:	Brick, Masonite	Parking: -	
Water:	Public	Lot Size: -	
Sewer:	Public Sewer	Lot Feat: Low Maintenance Landscape, Near Public	Transit, Near

Inclusions:

N/A

Commercial warehouse Conveniently Located! This versatile property offers 3,076 sq. ft. of main floor shop and show room/storage space with a 1267 sq ft mezzanine complete with private 2 pc washroom. 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 31' long with a 14' x 14' overhead door. 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.