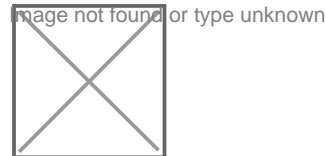


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## A, 11402 100 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Grande Prairie, Alberta



**Listing ID:**  
27300


**MLS ID:**  
A2187308

**\$2,500**



 **BOBBI DAWSON**  
 (780) 876-9776

 RE/MAX Grande Prairie  
 780-538-4747

 A, 11402 100 Street , Grande Prairie , Alberta T8V 2N5

**Transaction Type**

For Lease

**Days On Market**

109

**Lease Amount**

2500.00

**Lease Frequency**

Monthly

**Zoning**

CA

**Subdivision**

VLA Montrose

**Year Built**

1980

**Structure Type**

Retail

**Property Type**

Commercial

**Property Sub Type**

Retail

**Legal Plan**

2417TR

**Building Area (Sq. Ft.)**

2742.00

**Building Area (Sq. M.)**

254.74

**Construction Type**

Brick,Masonite

**Foundation**

Poured Concrete

**Heating**

Forced Air,Natural Gas

**Lot Features**Low Maintenance Landscape,Near  
Public Transit,Near Shopping  
Center,Street Lighting**Commercial Amenities**Mezzanine,Paved  
Yard,Storage,Storefront**Access to Property**Accessible to Major Traffic Route,Back  
Alley Access,Airport Nearby,Major  
Shopping Center,Major Shopping  
Nearby,On Major Traffic  
Route,Public,Public Transportation  
Nearby**Inclusions**

N/A

**Restrictions**

None Known

**Reports**

Floor Plans

Commercial Space with Excellent Exposure! This versatile property offers 2742 sq. ft. of main floor retail space located on 100 Street, offering excellent exposure for your business. The open retail space includes 2 washrooms and could be converted to offices if preferred. Need more storage space? There is a shop in the back that can also be leased out for an additional cost, the rear shop is 31' long with a 14' x 14' overhead door. The owner is willing to work with tenants on improvements. Base rent is \$2,500.00 per month, with a triple net charge of \$7.61 per sq. ft that includes all utilities. Contact a Commercial REALTOR today to schedule a viewing.

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