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## B, 11402 100 STREET FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Grande Prairie, Alberta



**Listing ID:**  
27305

**MLS ID:**  
A2187382

**\$3,500**



 **BOBBI DAWSON**  
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 RE/MAX Grande Prairie  
 780-538-4747

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

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 505	<b>Lease Amount</b> 3500.00
<b>Lease Frequency</b> Monthly	<b>Zoning</b> CA	<b>Subdivision</b> Avondale
<b>Year Built</b> 1980	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 2417TR	<b>Building Area (Sq. Ft.)</b> 2873.00
<b>Building Area (Sq. M.)</b> 266.91	<b>Construction Type</b> Brick,Masonite	<b>Foundation</b> Poured Concrete
<b>Heating</b> Forced Air,Natural Gas	<b>Lot Features</b> Low Maintenance Landscape,Near Public Transit,Near Shopping Center,Street Lighting	<b>Commercial Amenities</b> Mezzanine,Paved Yard,Storage,Storefront
<b>Access to Property</b> Accessible to Major Traffic Route,Back Alley Access,Airport Nearby,Major Shopping Center,Major Shopping Nearby,On Major Traffic Route,Public,Public Transportation Nearby	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> Floor Plans		

Commercial warehouse Conveniently Located! This versatile property offers 2,873 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 plus utilities. Contact a Commercial REALTOR today to schedule a viewing.

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