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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

Transaction Type For Lease	Days On Market 443	Lease Amount 3500.00
Lease Frequency Monthly	Zoning CA	Subdivision Avondale
Year Built 1980	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Legal Plan 2417TR	Building Area (Sq. Ft.) 3246.00
Building Area (Sq. M.) 301.56	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 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.

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