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## B, 11402 100 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease

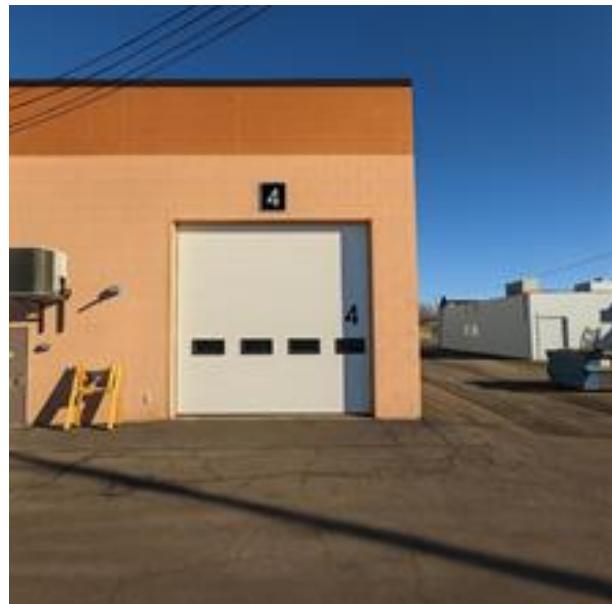


**Location**  
Grande Prairie, Alberta

**Listing ID:**  
27305

**MLS ID:**  
A2187382

**\$3,500**



 **BOBBI DAWSON**  
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 RE/MAX Grande Prairie  
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 B, 11402 100 Street , Grande Prairie , Alberta T8V 2N5

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Lease Amount</b>
For Lease	396	3500.00
<b>Lease Frequency</b>	<b>Zoning</b>	<b>Subdivision</b>
Monthly	CA	Avondale
<b>Year Built</b>	<b>Structure Type</b>	<b>Property Type</b>
1980	Retail	Commercial
<b>Property Sub Type</b>	<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>
Retail	2417TR	3246.00
<b>Building Area (Sq. M.)</b>	<b>Construction Type</b>	<b>Foundation</b>
301.56	Brick,Masonite	Poured Concrete
<b>Heating</b>	<b>Lot Features</b>	<b>Commercial Amenities</b>
Forced Air,Natural Gas	Low Maintenance Landscape,Near Public Transit,Near Shopping Center,Street Lighting	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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