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## RETAIL FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Grande Prairie, Alberta



**Listing ID:**  
27464


**MLS ID:**  
A1141858

**\$28**



 **CORD SPERO**  
 (780) 832-5880

 RE/MAX Grande Prairie  
 780-538-4747

 8406 Resources Road , Grande Prairie , Alberta T8V 6S4

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 1418
<b>Lease Amount</b> 28.00	<b>Lease Frequency</b> Monthly	<b>Zoning</b> CA
<b>Subdivision</b> NONE	<b>Nearest Town</b> Grande Prairie	<b>Year Built</b> 2017
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> 1820206	<b>Building Area (Sq. Ft.)</b> 1313.00	<b>Building Area (Sq. M.)</b> 121.98
<b>Electric</b> Three Phase	<b>Lot Features</b> Near Public Transit,Near Shopping Center	<b>Restrictions</b> None Known
<b>Reports</b> None		

This space is well situated on the corner of Resources Road and 84th avenue next to an extremely busy Starbucks location that is in close proximity to a number of schools and a large residential area. This is a high traffic location which has great exposure and offers both building and pylon signage. This location is sure to get your business noticed. Call your Commercial Realtor® today to book a viewing. (Base Rent: \$28 PSF = \$3,063.67 per month, Additional Rent: \$17.05 PSF = \$1,865.55 per month - Total Monthly obligation: \$4,929.22 plus GST.

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