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## 11545 84 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Grande Prairie, Alberta

**Listing ID:**  
27690

**MLS ID:**  
A2088136

**\$27**



 **WALKER COTE**  
 (780) 837-1730

 Sutton Group Grande Prairie Professionals  
 780-532-7701

 11545 84 Avenue , Grande Prairie , Alberta T8V 3B5

<b>Transaction Type</b>	<b>Title</b>	<b>Days On Market</b>
For Lease	Fee Simple	849
<b>Lease Amount</b>	<b>Lease Frequency</b>	<b>Zoning</b>
27.00	Annually	CL (Local Commercial)
<b>Subdivision</b>	<b>Year Built</b>	<b>Structure Type</b>
Westpointe	2025	Mixed Use
<b>Property Type</b>	<b>Property Sub Type</b>	<b>Legal Plan</b>
Commercial	Retail	1021243
<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>	<b>Inclusions</b>
5500.00	510.96	n/a
<b>Restrictions</b>	<b>Reports</b>	
None Known	Aerial Photos	

Unique opportunity to lease retail space in a mixed-use commercial building. Located in a high-traffic area, covering approximately 0.87 acres and zoned for various business types. Whether you're considering retail stores, cozy restaurants, or efficient office spaces, this versatile property with a new building is ready to bring your business vision to life. Positioned on a bustling street, the property ensures excellent visibility, making it an ideal spot for businesses to capture attention. With ample parking and easy access to major transportation routes, customers will easily find you. Your future business location is surrounded by popular shopping centers, public parks, and a diverse range of dining options, guaranteeing a steady flow of potential customers. The developer is ready to collaborate with you to create a space that fits your needs, whether you're envisioning a retail store, a modern office, or a gourmet eatery. As a bonus, this leasing opportunity includes a 60-90 day free fixture period to set up your space, along with 2 months of free base rent and a generous \$10 tenant improvement allowance. With its highly desirable location and flexible leasing options, this commercial space is an excellent investment opportunity for entrepreneurs and businesses looking to thrive in this community. Don't miss the chance to shape your business's future. Contact us today to learn more about this exceptional property - your dream business location is just a call away!

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