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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**
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 Sutton Group Grande Prairie Professionals
 780-532-7701

 11545 84 Avenue , Grande Prairie , Alberta T8V 3B5

Transaction Type For Lease	Title Fee Simple	Days On Market 621
Lease Amount 27.00	Lease Frequency Annually	Zoning CL (Local Commercial)
Subdivision Westpointe	Year Built 2025	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Retail	Legal Plan 1021243
Building Area (Sq. Ft.) 5500.00	Building Area (Sq. M.) 510.96	Inclusions n/a
Restrictions None Known	Reports 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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