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## 11034 100 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Grande Prairie, Alberta



**Listing ID:**  
27895


**MLS ID:**  
A2112345

**\$9.27**



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

 RE/MAX Grande Prairie  
 780-538-4747

 11034 100 Street , Grande Prairie , Alberta T8V 2N1

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 543	<b>Lease Amount</b> 9.27
<b>Lease Frequency</b> Annually	<b>Zoning</b> CA	<b>Subdivision</b> Avondale
<b>Year Built</b> 1972	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 1565RS	<b>Building Area (Sq. Ft.)</b> 8150.00
<b>Building Area (Sq. M.)</b> 757.15	<b>Footprint (Sq. Ft.)</b> 6520	<b>Inclusions</b> n/a
<b>Restrictions</b> None Known	<b>Reports</b> None	

This is an excellent high-traffic retail/mixed-use location, situated on 100 Street in Grande Prairie. Located near Home Hardware, Giant Tiger, and many others this location is a turn-key retail space offering a modern 8,150 square feet with an overhead door at the back for shipping and receiving and plenty of storage. All of this with great exposure and parking directly out the front door. For anyone looking for a high-traffic retail location with incredible neighbor's this is a must see. Call the listing Realtor© for more information or to book a showing today. Base Rent 8,150 sq.ft @ \$9.72 PSF = \$6,601.50 Additional Rent \$4.00 PSF = \$2,716.67. Total Cost: \$9,318.17/month plus GST per month.\*\*\*\*The Landlord is offering three months free base rent to qualified tenants. \*\*\*

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