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14, 9701 84 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Grande Prairie, Alberta



Listing ID:
27971


MLS ID:
A2119614

\$10



 **MITCH KOLL**
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 14, 9701 84 Avenue , Grande Prairie , Alberta T8V 4Z8

Transaction Type For Lease	Days On Market 430	Lease Amount 10.00
Lease Frequency Annually	Subdivision Patterson Place	Building Type Strip Mall
Year Built 1978	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 0424026	Building Area (Sq. Ft.) 2400.00
Building Area (Sq. M.) 222.97	Construction Type Concrete,Wood Frame	Roof Other
Foundation Poured Concrete	Cooling Central Air	Heating Natural Gas,Other
Inclusions None	Restrictions See Remarks	Reports Other Documents

Looking for affordable turn key spa space?! This is the location for you. Located in the busy Patterson Place Strip Mall, this location gives you a great layout to set up your business. Once you enter you will find a nice size waiting room with reception, past that you will find a well laid out area for hair stylists, nails, waxing, or pedis. There are also a couple of private rooms, staff kitchen, storage and plenty of parking. This location also features good exposure to high traffic counts on 84th ave. This space is ready for immediate possession. Base Rent 2,400 sq.ft @ \$10 PSF = \$2000.00, Additional Rent Operating Cost= 2,400 sq/ft @\$5.75 = \$1150.00 Property Tax/Garbage Removal 2,400 sq.ft @ \$3.68 = \$736.00 Total Cost: \$3886.00/month plus GST per month. Floorplan in Supplements. Landlord will assist with opening costs for the right tenant. 1 - 5 year terms acceptable.

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