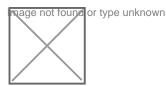


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **103, 10712 78 AVENUE FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Grande Prairie, Alberta

Listing ID:

27986 A2121024

MLS ID:

\$35



**△** CORD SPERO

**(780)** 832-5880

RE/MAX Grande Prairie

**2** 780-538-4747

rM1

103, 10712 78 Avenue , Grande Prairie , Alberta  $\,$  T8W 0G9  $\,$ 

**Transaction Type** 

For Lease

Lease Frequency

Annually

Year Built

2014

**Property Sub Type** 

Retail

**Heating** Make-up Air

**Reports** None **Days On Market** 

502

Subdivision

Mission Heights

**Structure Type** 

Retail

Building Area (Sq. Ft.)

1202.00

Inclusions

n/a

Lease Amount

35.00

**Building Type** 

Strip Mall

**Property Type** 

Commercial

Building Area (Sq. M.)

111.67

Restrictions

None Known

This retail location is situated in the South 40 Shopping Centre which is strategically located along 108 Street and 84 Avenue with some of the highest traffic counts in the Grande Prairie area. It is neighboring anchor tenants such as McDonald's, Starbucks, No Frills, RBC, and Shoppers Drug Mart all within walking distance to medium and high-density residential. Position your business in the professional location it deserves. Call your Commercial Realtor© for more information or to book a showing today. (Base Rent 1,202 sq.ft @ \$35 PSF = \$3,505.83/month plus GST. Additional Rent: 1,202 sq.ft @\$16.50 PSF = \$1,652.75/month plus GST. Total Monthly Payment: \$5,158.58 plus GST.)

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