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101, 10104 101 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Grande Prairie, Alberta



Listing ID:
28100


MLS ID:
A2133529

\$1



 **BROOKS HOFFOS**
 (780) 831-9499

 RE/MAX Grande Prairie
 780-538-4747

 101, 10104 101 Avenue , Grande Prairie , Alberta T8V 0Y3

Transaction Type For Lease	Days On Market 427	Lease Amount 1.00
Lease Frequency Annually	Zoning CC	Subdivision Central Business District
Year Built 1960	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 1410AC	Building Area (Sq. Ft.) 2479.00
Building Area (Sq. M.) 230.30	Lot Size (Sq. Ft.) 12196	Lot Size (Acres) 0.28
Inclusions N/A	Restrictions Landlord Approval	Reports None

\$1.00/SQ.FT. BASE RENT FOR SIX MONTHS!!! YES YOU READ THAT RIGHT, The Landlord is looking for strong tenants and is offering an unbeatable leasing incentive. Versatile mixed-use lease space which can accommodate a variety of business ventures. This space has great modern improvements and two full bathrooms with showers. Great visibility on a high traffic corner allows easy accessibility for clients and to attract new clientele. The property offers a private parking lot which is hard to find downtown. Can also be combined with additional office space directly above on the 2nd floor. Very aggressively priced and well managed: Base rent(\$1.00)=\$206.58 + Net rent(\$8.33)=\$1,720.84 Total Monthly Cost=\$1,927.42+GST. All Utilities are included. Call a Commercial Realtor for further information or a showing .

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