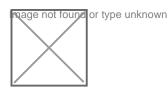


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 101, 11113 100 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Grande Prairie, Alberta

Listing ID: 30625

**MLS ID:** A2221992

\$16



A MARK STREET

**(780)** 933-9233

RE/MAX Grande Prairie

**2** 780-538-4747

rM1

101, 11113 100 Street , Grande Prairie , Alberta T8V 2N2

**Transaction Type** 

For Lease

**Days On Market** 

16.00

Lease Frequency

Annually

Zoning CA

188

Subdivision **VLA Montrose** 

Lease Amount

Year Built

1965

Structure Type

**Property Type** 

Retail

Commercial

**Property Sub Type** 

Retail

Legal Plan 4174KS

Building Area (Sq. Ft.) 2000.00

Building Area (Sq. M.)

185.80

Inclusions

N/A

Restrictions None Known

Reports

None

Position your business for success with this exceptional 2,000-square-foot commercial space, located near one of Grande Prairie's three busiest intersections—116 Avenue and 100 Street. With 17,000 +/- vehicles passing this place daily at reduced speeds, this location offers outstanding visibility and exposure. Enhance your company's growth by combining high traffic volume with convenient access and ample parking—an ideal setting to showcase your products or services. Base Rent: \$2,667+GST/month (\$16.00 per sq. ft. annually). Additional Rent: \$825/month (\$4.95 per sq. ft. annually). Total Cost: \$3,492/month (\$20.95 per sq. ft. annually) + GST. The utilities are the tenant's responsibility. Contact your commercial real estate agent today to secure your lease here and elevate your business presence in Grande Prairie.

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