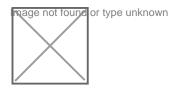


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **MIXED FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Grande Prairie, Alberta

Listing ID: 31977

**MLS ID:** A2254124

\$4,500



**△** JEFFREY WARKENTIN

**2** (780) 296-5333

Royal LePage - The Realty Group

**2** 780-539-5771

rM1

12515 101 Street , Grande Prairie , Alberta T8V 5S1

**Transaction Type** 

For Lease

**Lease Amount** 

4500.00

Subdivision

Northridge

Property Type Commercial

**Building Area (Sq. Ft.)** 

3000.00

Lot Size (Acres)

0.02

Reports None Title

Fee Simple

**Lease Frequency** 

Monthly

Year Built

2014

**Property Sub Type** 

Mixed Use

Building Area (Sq. M.)

278.71

Inclusions

None

**Days On Market** 

85

Zoning

CA

Structure Type

Mixed Use

Legal Plan

2337KS

Lot Size (Sq. Ft.)

836

Restrictions

None Known

Stand alone shop/office with a private, fenced and paved yard. This building has a main floor retail/reception area complete with washroom, as well as two offices, a kitchenette and washroom on an upper level and two shop bays. The 1,200 sq.ft. rear bay has an in-floor sump, 14x16 overhead door and washroom area with shower while the front bay is 600 sq.ft. and with a 12x14 overhead door. Base Rent is \$4,500/month + GST, Additional Rent: \$1,500/month + GST. Tenant is responsible for all utilities. Ready for immediate possession. Don't miss this great opportunity for your growing business. Call your Real Estate Professional to arrange a viewing today.

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