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201/203, 11706 104 AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Grande Prairie, Alberta



Listing ID:
32453


MLS ID:
A2263192

\$16



 **KIM LISSOWAY**
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 201/203, 11706 104 Avenue , Grande Prairie , Alberta T8V 6K8

Transaction Type For Lease	Days On Market 194	Lease Amount 16.00
Lease Frequency Monthly	Zoning IB	Subdivision Westgate
Year Built 2018	Structure Type Low Rise (2-4 stories)	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 1620028	Building Area (Sq. Ft.) 4000.00
Building Area (Sq. M.) 371.61	Inclusions N/A	Restrictions Landlord Approval

Reports

Building Plans

Discover a beautifully crafted 4000 sq.ft. space currently operating as a boutique hair, wellness, and aesthetics salon. This stunning unit offers a professional yet relaxing atmosphere, complete with a welcoming reception area, multiple private rooms, and well-appointed washrooms. Designed with comfort and functionality in mind, the layout is ideal for a wellness studio, spa, salon, or other service-based business. The space is move-in ready, showcasing modern finishes and thoughtful details throughout. Located in a vibrant area surrounded by numerous amenities and services, clients and staff alike will appreciate the ample on-site parking and easy access. Here's your opportunity to secure a prime location perfectly suited for your growing business. Base rent \$16/sf = \$5,333.33/mo+ GST + additional rent \$2,833.33 mo +GST= Total monthly cost \$8,166.66/mo + GST.

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