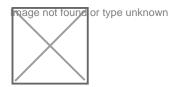


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201/203, 11706 104 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationGrande Prairie, Alberta

Listing ID: 32453

D: MLS ID: A2263192

\$16



A KIM LISSOWAY

2 (780) 814-1090

RE/MAX Grande Prairie

2 780-538-4747

r<u>M</u>1

201/203, 11706 104 Avenue , Grande Prairie , Alberta $\,$ T8V 6K8 $\,$

Transaction Type

For Lease

Days On Market

16.00

Lease Frequency

Monthly

Zoning

Subdivision

Property Type

Lease Amount

IB

Westgate

Year Built

2018

Structure Type
Low Rise (2-4 stories)

Property Sub Type

Mixed Use

ries) Commercial

Legal Plan 1620028 Building Area (Sq. Ft.)

Building Area (Sq. M.)

371.61

Inclusions

N/A

4000.00

Reports

Building Plans

Restrictions
Landlord Approval

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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