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**Regional Contact** 

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## 11507 100 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease

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Location Grande Prairie, Alberta Listing ID: 32661

MLS ID: A2267088

\$20



- **△** DORIANNE MARK
- **2** (780) 518-2907
- RE/MAX Grande Prairie
- **2** 780-538-4747

B

11507 100 Street , Grande Prairie , Alberta T8V 2N7

**Transaction Type** 

For Lease

**Lease Amount** 

20.00

**Building Type** 

Retail

Property Type Commercial

Building Area (Sq. Ft.)

5260.00

Lot Size (Acres)

0.59

Reports None Title

Fee Simple

Lease Frequency

Annually

Year Built

1973

**Property Sub Type** 

Retail

Building Area (Sq. M.)

488.67

Inclusions

N/A

**Days On Market** 

1

Subdivision

NONE

Structure Type

Retail

Legal Plan

2649KS

Lot Size (Sq. Ft.)

25700

Restrictions

Landlord Approval

Prime location with excellent visibility and high traffic! This versatile commercial building offers 4,260 sq. ft. on the main level plus approximately 1,000 sq. ft. on the second floor - ideal for a variety of business uses. Main Level Features: Spacious showroom with reception area two private offices and coffee area Two washrooms (one in office area, one in service area) Four service bays with one overhead door. Second Level: Office and storage area. Ample paved yard space with partial chain-link fencing. Ideal location for for automotive, service, or light industrial uses. Plenty of on-site parking. This property combines functionality, visibility, and space — perfect for a growing business looking for a prime location. Base Rent \$8766.66/mo plus Additional Rent \$1,972.50/mo plus GST = \$11,276.12 including GST - tenant pays all utilities

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