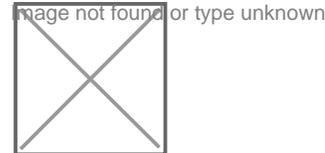


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

11507 100 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Grande Prairie, Alberta

Listing ID:
32661

MLS ID:
A2267088

\$20



 **DORIANNE MARK**
 (780) 518-2907

 RE/MAX Grande Prairie
 780-538-4747

 11507 100 Street , Grande Prairie , Alberta T8V 2N7

Transaction Type For Lease	Title Fee Simple	Days On Market 131
Lease Amount 20.00	Lease Frequency Annually	Subdivision NONE
Building Type Retail	Year Built 1973	Structure Type Retail
Property Type Commercial	Property Sub Type Retail	Legal Plan 2649KS
Building Area (Sq. Ft.) 5260.00	Building Area (Sq. M.) 488.67	Lot Size (Sq. Ft.) 25700
Lot Size (Acres) 0.59	Inclusions N/A	Restrictions Landlord Approval
Reports None		

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 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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