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## 113, 9505 68 FOR LEASE

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Commercial Real Estate > Commercial Property for Lease

**Location**  
Grande Prairie, Alberta

**Listing ID:**  
34186

**MLS ID:**  
A2289143

**\$17**



 **KYAL WEBBER**

 Grassroots Realty Group Ltd.  
 1-833-477-6687

 113, 9505 68 , Grande Prairie , Alberta T8V7X8

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 61	<b>Lease Amount</b> 17.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> NONE	<b>Year Built</b> 2003
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Building Area (Sq. Ft.)</b> 1465.00	<b>Building Area (Sq. M.)</b> 136.10	<b>Inclusions</b> N/A
<b>Restrictions</b> Non-Smoking Building	<b>Reports</b> Formal Lease	

Prime Retail Opportunity – Country Club Plaza Exceptional opportunity to lease 1,465 sq. ft. of premium retail space in the highly sought-after Country Club Plaza. Known for its strong tenant mix, steady foot traffic, and outstanding visibility, this strip mall offers the exposure every successful business needs. This centrally located unit provides: Prominent storefront presence Consistent daily traffic Ample on-site parking Excellent accessibility for customers and staff The versatile layout allows for a wide range of retail or service-based uses. Customize the space to reflect your brand and position your business in one of the area’s most established commercial corridors. Lease Rate: \$17.00/sq. ft. base rent + \$9.50/sq. ft. additional rent (Common area fees, water, and gas included) Total combined rate: \$26.50/sq. ft. Approx. \$3,235/month + GST.

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