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3, 9907 100 AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Grande Prairie, Alberta



Listing ID:
34639


MLS ID:
A2296943

\$11



 **JORDAN MENZIES**
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 RE/MAX Grande Prairie
 780-538-4747

 3, 9907 100 Avenue , Grande Prairie , Alberta T8V 0V1

Transaction Type For Lease	Days On Market 62	Lease Amount 11.00
Lease Frequency Annually	Subdivision Central Business District	Year Built 1957
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Building Area (Sq. Ft.) 2608.00	Building Area (Sq. M.) 242.29	Inclusions N/A
Restrictions Landlord Approval	Reports None	

WELL SUITED 2608SQ.FT. OF COMMERCIAL LEASE SPACE SUITABLE FOR RETAIL, PROFESSIONAL,, OFFICE, HEALTH & WELLNESS, SERVICE BASED. Located in a landmark building on 100Ave. in downtown Grande Prairie with good street parking in front and along 99st. to the east of the property. This space offers mostly open retail area with large windows in the front perfect for display & signage. Storage area & bathroom at the rear of the space lead to loading area with possible additional storage in lower level of the building. Affordable rent costs with well managed common area costs allow a great opportunity to take your business to the next level while keeping overhead manageable. Base rent(\$11): \$2390.67 Common costs(\$6.15): \$1336.60 Total Monthly costs: \$3727.27 + GST + utilities. AVAILABLE FOR MAY 1, 2026. Business operating must have appt. for viewing. Call a commercial realtor today for more information and to arrange a tour!!

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