



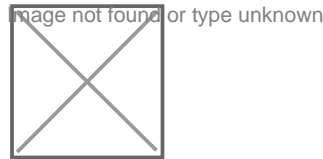
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Regional Contact

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209/211, 11402 100 STREET FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Grande Prairie, Alberta

Listing ID:
34906

MLS ID:
A2302606

\$12



BOBBI DAWSON
 (780) 876-9776

RE/MAX Grande Prairie
 780-538-4747

209/211, 11402 100 Street , Grande Prairie , Alberta T8V 2N5

Transaction Type For Lease	Days On Market 1	Lease Amount 12.00
Lease Frequency Monthly	Subdivision VLA Montrose	Year Built 1980
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Building Area (Sq. Ft.) 3485.00	Building Area (Sq. M.) 323.76	Inclusions N/A
Restrictions None Known	Reports Floor Plans	

Position your business for success with this versatile shop and office opportunity located on one of Grande Prairie's busy roadways, offering excellent visibility and easy access. This well-designed space features 2,487 sq ft of second-floor office space, thoughtfully laid out with 9 private offices—ideal for professional services, administrative teams, or growing operations. Connected to the office is a 998 sq ft single-bay shop complete with a covered mezzanine, providing additional storage or workspace flexibility. The shop is equipped with a 14-foot overhead door, making it suitable for a variety of light industrial or service-based uses. Both the office and shop offer separate access points while remaining conveniently connected, allowing for seamless integration of operations or the option to divide functions as needed. In total, the space offers 3,485 sq ft and is priced at \$12.00 per sq ft, plus \$9.02 per sq ft in operating costs, making your monthly rent \$6,105 including utilities. With strong exposure, functional layout, and a combination of office and shop capabilities, this property presents excellent potential for a wide range of businesses looking to establish or expand in Grande Prairie.

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