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## MIXED FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Grande Prairie, Alberta



**Listing ID:**  
35074


**MLS ID:**  
A2306622

**\$4,250**



 **JEFFREY WARKENTIN**  
 (780) 296-5333

 Royal LePage - The Realty Group  
 780-539-5771

 12515 101 Street , Grande Prairie , Alberta T8V 5S1

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Zoning</b> CA
<b>Subdivision</b> Northridge	<b>Year Built</b> 2014	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 2337KS
<b>Building Area (Sq. Ft.)</b> 3000.00	<b>Building Area (Sq. M.)</b> 278.71	<b>Lot Size (Sq. Ft.)</b> 8999
<b>Lot Size (Acres)</b> 0.21	<b>Inclusions</b> n/a	<b>Restrictions</b> None Known
<b>Reports</b> None		

Stand alone shop/office with a private, fenced and paved yard. This building has a main floor retail/reception area complete with washroom, as well as two offices, a kitchenette and washroom on an upper level and two shop bays. The 1,200 sq.ft. rear bay has an in-floor sump, 14x16 overhead door and washroom area with shower while the front bay is 600 sq.ft. and with a 12x14 overhead door. Base Rent is \$4,250/month + GST, Additional Rent: \$1,500/month + GST. Tenant is responsible for all utilities. Ready for immediate possession. Don't miss this great opportunity for your growing business. Call your Real Estate Professional to arrange a viewing today.

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