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## 102A, 9823 116 AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Grande Prairie, Alberta



**Listing ID:**  
35231


**MLS ID:**  
A2310595

**\$16**



 **DORIANNE MARK**  
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 102A, 9823 116 Avenue , Grande Prairie , Alberta T8V4B4

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 1
<b>Lease Amount</b> 16.00	<b>Lease Frequency</b> Annually	<b>Zoning</b> CA
<b>Subdivision</b> VLA Montrose	<b>Building Type</b> Commercial Mix	<b>Year Built</b> 1976
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> 4175KS	<b>Building Area (Sq. Ft.)</b> 451.00	<b>Building Area (Sq. M.)</b> 41.90
<b>Access to Property</b> Front and Rear Drive access, Major Shopping Nearby, Strip Shopping Mall	<b>Inclusions</b> NA	<b>Restrictions</b> Landlord Approval
<b>Reports</b> None		

Exceptional opportunity to lease a highly visible main floor commercial unit in the north end of Grande Prairie, located near one of the city's major shopping destinations. This premium location offers excellent exposure, strong traffic counts, and easy access from major routes. The space offers outstanding storefront visibility, making it ideal for retail, professional services, boutique office use, wellness, or specialty businesses. Base Rent \$601.33 per month plus additional rent \$300.66 = \$901.99 plus GST (including utilities).

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