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212, 9823 116 AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Grande Prairie, Alberta



Listing ID:
35633


MLS ID:
A2319247

\$16



 **DORIANNE MARK**
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Transaction Type For Lease	Title Fee Simple	Days On Market 1
Lease Amount 16.00	Lease Frequency Annually	Zoning CA
Subdivision VLA Montrose	Building Type Commercial Mix	Year Built 1976
Structure Type Office	Property Type Commercial	Property Sub Type Office
Legal Plan 4175KS	Building Area (Sq. Ft.) 434.00	Building Area (Sq. M.) 40.32
Access to Property Front and Rear Drive access, Major Shopping Nearby, Strip Shopping Mall	Inclusions N/A	Restrictions Landlord Approval
Reports None		

Exceptional opportunity to lease a highly visible second 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 storefront visibility, making it ideal for retail, professional services, boutique office use, wellness, or specialty businesses. Base Rent \$578.67 per month plus additional rent \$289.33 = \$868.00 plus GST (including utilities).

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