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## 209/211, 11402 100 STREET FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Grande Prairie, Alberta



**Listing ID:**  
35657


**MLS ID:**  
A2319790

**\$12**



 **BOBBI DAWSON**  
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 780-538-4747

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

<b>Transaction Type</b> For Lease	<b>Lease Amount</b> 12.00	<b>Lease Frequency</b> Monthly
<b>Subdivision</b> VLA Montrose	<b>Year Built</b> 1980	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Building Area (Sq. Ft.)</b> 4518.00
<b>Building Area (Sq. M.)</b> 419.73	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> 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 3,288 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 1,230 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 4,518 sq ft and is priced at \$12.00 per sq ft, plus utilities and \$9.02 per sq ft in operating costs. 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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