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## 9901 116 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease




**Location**  
Grande Prairie, Alberta



**Listing ID:**  
18365


**MLS ID:**  
A2015119

**\$24**



 **CORD SPERO**  
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 RE/MAX Grande Prairie  
 780-538-4747

 9901 116 Avenue , Grande Prairie , Alberta T8V3Y3

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 507
<b>Year Built</b> 1995	<b>Lease Amount</b> 24.00	<b>Lease Frequency</b> Monthly
<b>Zoning</b> CA	<b>Subdivision</b> VLA Montrose	<b>Building Type</b> Strip Mall
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> 3779KS	<b>Building Area (Sq. Ft.)</b> 2350.00	<b>Building Area (Sq. M.)</b> 218.32
<b>Inclusions</b> None known	<b>Restrictions</b> Restrictive Use Clause	<b>Reports</b> None

Location is key and this 2,350 sq.ft. endcap unit situated on one of the busiest streets in Grande Prairie with incredible exposure has it. The fully built-out space is second to none offering high-end finishings that will reflect any brand well. Situated directly across from the Prairie Mall, this property is ideal for retail or office space with minimal tenant improvements necessary. This is an incredible opportunity to capitalize on the investments from the previous tenant. There is signage available on all sides of the property, and the Landlord is happy to demise the space to fit a qualified Lessee. The advertised square footage space does not include the basement area. Call the listing Realtor® for more information or to book a showing today. (Additional Rent: @ \$7.82 PSF well below average for equivalent properties.)

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