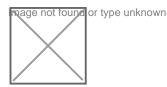


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9901 116 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationGrande Prairie, Alberta

Listing ID: 18365 MLS ID: A2015119

\$24



△ CORD SPERO

(780) 832-5880

RE/MAX Grande Prairie

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r<u>P</u>ri

9901 116 Avenue, Grande Prairie, Alberta T8V3Y3

Transaction Type Title Days On Market

For Lease Fee Simple 507

Year Built Lease Amount Lease Frequency

1995 24.00 Monthly

ZoningSubdivisionBuilding TypeCAVLA MontroseStrip Mall

Structure Type Property Type Property Sub Type

Retail Commercial Retail

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

3779KS 2350.00 218.32

InclusionsRestrictionsReportsNone knownRestrictive Use ClauseNone

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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