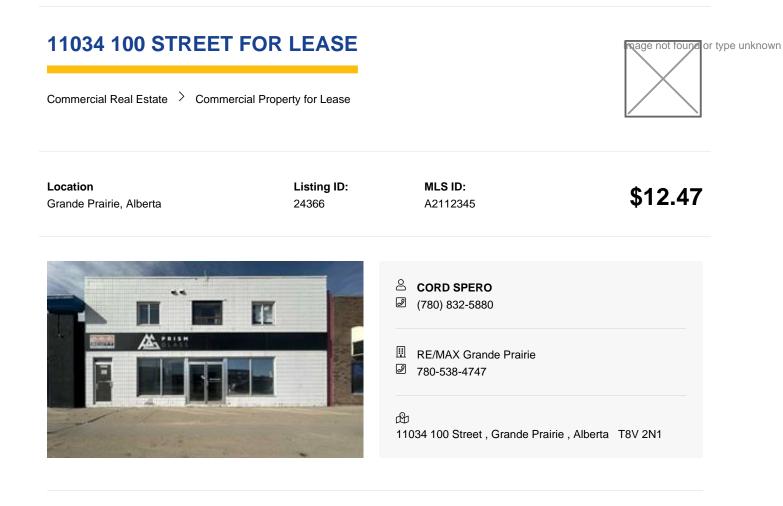


Generated: May 15, 2024, 17:07:58

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<b>Transaction Type</b>	Days On Market	Lease Amount
For Lease	69	12.47
Lease Frequency	<b>Zoning</b>	<b>Subdivision</b>
Annually	CA	Avondale
<b>Year Built</b>	Structure Type	Property Type
1972	Mixed Use	Commercial
Property Sub Type	<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>
Mixed Use	1565RS	8150.00
Building Area (Sq. M.)	Footprint (Sq. Ft.)	<b>Inclusions</b>
757.15	6520	n/a
Restrictions None Known	<b>Reports</b> None	

This is an excellent high-traffic retail/mixed-use location, situated on 100 Street in Grande Prairie. Located near Home Hardware, Giant Tiger, and many others this location is a turn-key retail space offering a modern 8,150 square feet with an overhead door at the back for shipping and receiving and plenty of storage. All of this with great exposure and parking directly out the front door. For anyone looking for a high-traffic retail location with incredible neighbor's this is a must see. Call the listing Realtor© for more information or to book a showing today. Base Rent 8,150 sq.ft @ \$12.47 PSF = \$8,469.21 Additional Rent \$4.00 PSF = \$2,716.67. Total Cost: \$11,185.88/month plus GST per month.

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