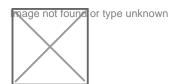


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

UNIT 101/UNIT 103, 11070 100 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location

Grande Prairie, Alberta

Listing ID:

24459

MLS ID:

A2112506

\$35



A MICHAEL LEVESQUE

2 (780) 518-0079

■ Blackstone Realty

2 780-518-0079

M

Unit 101/Unit 103, 11070 100 Avenue, Grande Prairie, Alberta T8V7L5

Transaction Type

For Lease

Days On Market

35.00

. .. _____

Lease Frequency

Monthly

Zoning

136

CA- Arterial Commercial

Subdivision

Lease Amount

Building Type

Retail

Year Built

VLA Montrose

4000

1999

Structure Type

Property Type

Commercial

Property Sub Type

Legal Plan

Retail

Retail

9720676

Building Area (Sq. Ft.)

2555.00

Building Area (Sq. M.)

237.37

Inclusions

N/A

Restrictions

Landlord Approval, Restrictive Use

Clause

Reports

Aerial Photos, Floor Plans

FOR LEASE. 1,311sf office or retail space with DRIVE-THRU. Perfect location for dentist, clinic, restaurant, retail, etc. Right in front of Walmart Supercentre, amazing visibility and traffic. Located on 100 Avenue with traffic count of 33,000 VPD. Nearby businesses include: Home Depot, Rona, Starbucks, The Brick, and Planet Fitness. Zoning: CA-Arterial Commercial. Additional Rent, which includes property taxes, management fees, insurance, and building maintenance, is estimated at \$14.94 psf. Unit 101 and 103 combined2,555 SF @ \$35.00 PSF = \$7,452.08/m + Op Cost @ \$14.94 PSF = 3,180.96/m=Total \$10,633.05/m

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