

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



 **MICHAEL LEVESQUE**
 (780) 518-0079

 Blackstone Realty
 780-518-0079

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

Transaction Type For Lease	Days On Market 136	Lease Amount 35.00
Lease Frequency Monthly	Zoning CA- Arterial Commercial	Subdivision VLA Montrose
Building Type Retail	Year Built 1999	Structure Type Retail
Property Type Commercial	Property Sub Type Retail	Legal Plan 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 combined 2,555 SF @ \$35.00 PSF = \$7,452.08/m + Op Cost @ \$14.94 PSF = 3,180.96/m = Total \$10,633.05/m

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.