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

Transaction Type For Lease	Days On Market 95	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

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