

**105, 10006 101 Avenue  
Grande Prairie, Alberta**

**MLS # A2200953**



**\$16 per sq.ft.**

**Division:** Central Business District

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,059 sq.ft.

**Zoning:** CC

**Heating:** Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

Affordable RETAIL frontage or Office space just off busy 100st available immediately. Lots of parking available and easy access for clients. Rent includes ALL UTILITIES and AC. Building has fibre internet available. There is currently a large reception space, 1 office and a private washroom. But can be setup to suite your business. Base rent is \$1412/month, additional rent is \$734.12/month for a Total of only \$2147.12 plus GST.