

**101, 11113 100 Street
Grande Prairie, Alberta****MLS # A2221992****\$16 per sq.ft.****Division:** VLA Montrose**Type:** Retail**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 2,000 sq.ft.**Zoning:** CA**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** N/A

Position your business for success with this exceptional 2,000-square-foot commercial space, located near one of Grande Prairie's three busiest intersections—116 Avenue and 100 Street. With 17,000 +/- vehicles passing this place daily at reduced speeds, this location offers outstanding visibility and exposure. Enhance your company's growth by combining high traffic volume with convenient access and ample parking—an ideal setting to showcase your products or services. Base Rent: \$2,667+GST/month (\$16.00 per sq. ft. annually). Additional Rent: \$825/month (\$4.95 per sq. ft. annually). Total Cost: \$3,492/month (\$20.95 per sq. ft. annually) + GST. The utilities are the tenant's responsibility. Contact your commercial real estate agent today to secure your lease here and elevate your business presence in Grande Prairie.