

**12515 101 Street  
Grande Prairie, Alberta**

**MLS # A2254124**



# \$4,250 per month

**Division:** Northridge

**Type:** Mixed Use

**Bus. Type:** Mixed

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,000 sq.ft.

**Zoning:** CA

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** Public

**Lot Size:** 0.02 Acre

**Sewer:** Sewer

**Lot Feat:** -

**Inclusions:** None

Stand alone shop/office with a private, fenced and paved yard. This building has a main floor retail/reception area complete with washroom, as well as two offices, a kitchenette and washroom on an upper level and two shop bays. The 1,200 sq.ft. rear bay has an in-floor sump, 14x16 overhead door and washroom area with shower while the front bay is 600 sq.ft. and with a 12x14 overhead door. Base Rent is \$4,250/month + GST, Additional Rent: \$1,500/month + GST. Tenant is responsible for all utilities. Ready for immediate possession. Don't miss this great opportunity for your growing business. Call your Real Estate Professional to arrange a viewing today.