

**11507 100 Street
Grande Prairie, Alberta**

MLS # A2267088

\$20 per sq.ft.



Division: NONE

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 5,260 sq.ft.

Zoning: -

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.59 Acre

Lot Feat: -

Heating: -
Floors: -
Roof: -
Exterior: -
Water: -
Sewer: -
Inclusions: N/A

Prime location with excellent visibility and high traffic! This versatile commercial building offers 4,260 sq. ft. on the main level plus approximately 1,000 sq. ft. on the second floor - ideal for a variety of business uses. Main Level Features: Spacious showroom with reception area two private offices and coffee area Two washrooms (one in office area, one in service area) Four service bays with one overhead door. Second Level: Office and storage area. Ample paved yard space with partial chain-link fencing. Ideal location for for automotive, service, or light industrial uses. Plenty of on-site parking. This property combines functionality, visibility, and space — perfect for a growing business looking for a prime location. Base Rent \$8766.66/mo plus Additional Rent \$1,972.50/mo plus GST = \$11,276.12 including GST - tenant pays all utilities