

**9807 105 Street  
Grande Prairie, Alberta**

**MLS # A2268936**



**\$3,000 per month**

**Division:** College Park

**Type:** Mixed Use

**Bus. Type:** Professional Service,Professional/Office,Retail

**Sale/Lease:** For Lease

**Bldg. Name:** The Kastle

**Bus. Name:** -

**Size:** 2,918 sq.ft.

**Zoning:** IB

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.59 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** See Remarks

HUGE Opportunity for a Hair Salon business! Already set up! Just add your supplies and open immediately for a successful business, that has the opportunity & room for many employed stylists!! Approximately 16 chairs and wash stations, reception and manicure rooms. 2,918 square feet of space. Includes space and equipment. Fenced back yard. Some qualifications and security deposit may be required. Don't miss out. Basic Rent is \$3,000.00 + \$150.00 GST = \$3,150.00. Additional Rent is \$1,000.00 + \$50.00 = \$1,050.00.00. Total Monthly Rent Payment = \$4,200.00 (includes GST). Tenant is responsible for utilities.