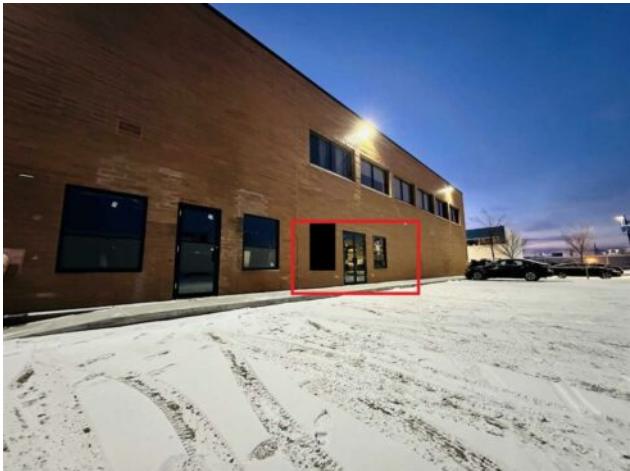


**106, 10006 101 Avenue  
Grande Prairie, Alberta**

**MLS # A2280772**



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

**Division:** Central Business District

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,144 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. Blank slate landlord will build out to suit. Assigned parking available and easy access for clients. Building has AC and Fibre internet available. ALL UTILITIES INCLUDED. Base rent is \$1525.33/month, additional rent is \$715.00/month for a Total of only \$2240.33 plus GST. Need more space ? Can be combined see MLS# A2280781