

**8406 Resources Road
Grande Prairie, Alberta****MLS # A1141858****\$28 per sq.ft.**

Division:	NONE
Type:	Retail
Bus. Type:	Retail
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,313 sq.ft.
Zoning:	CA

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	Electricity, Natural Gas, Fiber Optics
Exterior:	-	Parking:	Driveway
Water:	Public	Lot Size:	-
Sewer:	Sewer	Lot Feat:	Near Public Transit, Near Shopping Center
Inclusions:	-		

This space is well situated on the corner of Resources Road and 84th avenue next to an extremely busy Starbucks location that is in close proximity to a number of schools and a large residential area. This is a high traffic location which has great exposure and offers both building and pylon signage. This location is sure to get your business noticed. Call your Commercial Realtor today to book a viewing. (Base Rent: \$28 PSF = \$3,063.67 per month, Additional Rent: \$17.05 PSF = \$1,865.55 per month - Total Monthly obligation: \$4,929.22 plus GST.