

**14, 9701 84 Avenue  
Grande Prairie, Alberta**

**MLS # A2119614**



**\$10 per sq.ft.**

<b>Division:</b>	Patterson Place
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	Patterson Village Shopping Center
<b>Bus. Name:</b>	-
<b>Size:</b>	2,400 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	Natural Gas, Other	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Other	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer Co
<b>Exterior:</b>	Concrete, Wood Frame	<b>Parking:</b>	-
<b>Water:</b>	Public	<b>Lot Size:</b>	-
<b>Sewer:</b>	Public Sewer	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	None		

Looking for affordable turn key spa space?! This is the location for you. Located in the busy Patterson Place Strip Mall, this location gives you a great layout to set up your business. Once you enter you will find a nice size waiting room with reception, past that you will find a well laid out area for hair stylists, nails, waxing, or pedis. There are also a couple of private rooms, staff kitchen, storage and plenty of parking. This location also features good exposure to high traffic counts on 84th ave. This space is ready for immediate possession. Base Rent 2,400 sq.ft @ \$10 PSF = \$2000.00, Additional Rent Operating Cost= 2,400 sq/ft @\$5.75 = \$1150.00 Property Tax/Garbage Removal 2,400 sq.ft @ \$3.68 = \$736.00 Total Cost: \$3886.00/month plus GST per month. Floorplan in Supplements. Landlord will assist with opening costs for the right tenant. 1 - 5 year terms acceptable.