

**101, 10104 101 Avenue
Grande Prairie, Alberta**

MLS # A2133529



\$1 per sq.ft.

Division: Central Business District

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,479 sq.ft.

Zoning: CC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.28 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

\$1.00/SQ.FT. BASE RENT FOR SIX MONTHS!!! YES YOU READ THAT RIGHT, The Landlord is looking for strong tenants and is offering an unbeatable leasing incentive. Versatile mixed-use lease space which can accommodate a variety of business ventures. This space has great modern improvements and two full bathrooms with showers. Great visibility on a high traffic corner allows easy accessibility for clients and to attract new clientele. The property offers a private parking lot which is hard to find downtown. Can also be combined with additional office space directly above on the 2nd floor. Very aggressively priced and well managed: Base rent(\$1.00)=\$206.58 + Net rent(\$8.33)=\$1,720.84 Total Monthly Cost=\$1,927.42+GST. All Utilities are included. Call a Commercial Realtor for further information or a showing .