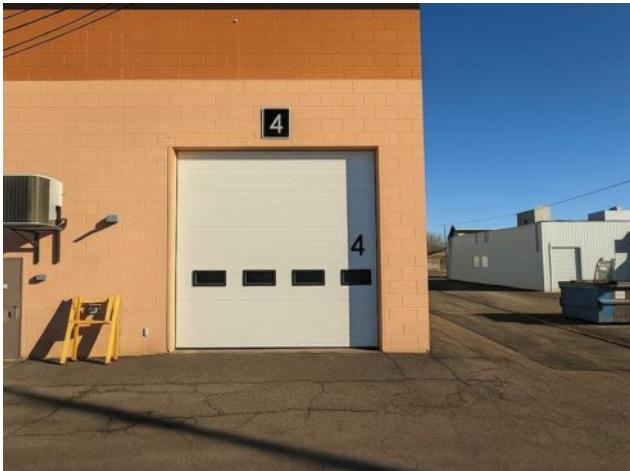


**B, 11402 100 Street
Grande Prairie, Alberta**

MLS # A2187382



\$3,500 per month

Division: Avondale

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: Aurora Plaza

Bus. Name: -

Size: 3,246 sq.ft.

Zoning: CA

Heating: Forced Air, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: Electricity Paid For, Heating Paid For, Water Paid For

Exterior: Brick, Masonite

Parking: -

Water: Public

Lot Size: -

Sewer: Public Sewer

Lot Feat: Low Maintenance Landscape, Near Public Transit, Near S

Inclusions: N/A

Commercial warehouse Conveniently Located! This versatile property offers 2,779 sq. ft. of main floor shop and show room/storage space with a 467 sq ft mezzanine. Mezzanine is fully developed and could be converted to more offices if needed. Located on 100 Street, offering excellent exposure for your business. The shop is equipped with a 14' x 14' overhead door allowing for functional use. Base rent is \$3,500.00 per month, with a triple net charge of \$7.16 per sq. ft that includes all utilities. Contact a Commercial REALTOR today to schedule a viewing.