

780-814-1126 tallon@tallonjebb.ca

101, 10104 101 Avenue Grande Prairie, Alberta

Heating: Floors: Roof:

Exterior:

Water:

Sewer:

Inclusions:

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N/A

MLS # A2133529



\$1 per sq.ft.

	Division:	Central Business District	
	Туре:	Mixed Use	
	Bus. Type:	-	
	Sale/Lease:	For Lease	
	Bldg. Name:	-	
	Bus. Name:	-	
	Size:	2,479 sq.ft.	
	Zoning:	CC	
		Addl. Cost:	-
		Based on Year:	-
		Utilities:	-
		Parking:	-
		Lot Size:	0.28 Acre
		Lot Feat:	-

\$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 .