

780-814-1126

tallon@tallonjebb.ca

105, 10104 101 Avenue Grande Prairie, Alberta

Heating:

Floors:

Roof: Exterior:

Water:

Sewer:

Inclusions:

N/A

MLS # A2142337



\$1 per sq.ft.

Central Business District Division: Mixed Use Type: **Bus. Type:** Sale/Lease: For Lease Bldg. Name: -Bus. Name: -Size: 1,136 sq.ft. Zoning: Addl. Cost: **Based on Year: Utilities:** Parking: Lot Size: 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 offers good windows, direct access from exterior entrance, two full bathrooms, two good rooms with plumbing options, large retail/studio or work area. The property offer 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. Very aggressively priced and well managed: Base rent(\$1.00)(1st 6 months)=\$94.67 + Net rent(\$8.33)=\$788.57 Total Monthly Cost=\$883.24+GST. All Utilities are included. Call a Commercial Realtor for further information or a showing .