

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

MLS # A2187308



\$2,500 per month

Division:	VLA Montrose
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	Aurora Plaza
Bus. Name:	-
Size:	2,742 sq.ft.
Zoning:	CA
Addl. Cost:	-
Based on Year:	-
Utilities:	Electricity Paid For, Heating Paid For, Water Paid For
Parking:	-
Lot Size:	-
Lot Feat:	Low Maintenance Landscape, Near Public Transit, Near S

Heating:	Forced Air, Natural Gas
Floors:	-
Roof:	-
Exterior:	Brick, Masonite
Water:	Public
Sewer:	Public Sewer
Inclusions:	N/A

Commercial Space with Excellent Exposure! This versatile property offers 2742 sq. ft. of main floor retail space located on 100 Street, offering excellent exposure for your business. The open retail space includes 2 washrooms and could be converted to offices if preferred. Need more storage space? There is a shop in the back that can also be leased out for an additional cost, the rear shop is 31' long with a 14' x 14' overhead door. The owner is willing to work with tenants on improvements. Base rent is \$2,500.00 per month, with a triple net charge of \$7.61 per sq. ft that includes all utilities. Contact a Commercial REALTOR today to schedule a viewing.