

**106, 10822 100 Street  
Grande Prairie, Alberta**

**MLS # A2190102**



**\$1,499 per month**

**Division:** Central Business District

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,285 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

**IMMEDIATE POSSESSION!** "Prime Main Floor Commercial Space: Ideal for Retail or Office Use" This spacious 1285 sq ft open-plan offers a versatile environment suitable for both retail and office operations. Features of this property include: **Open-Plan Layout:** The open floor design provides a flexible and adaptable space for your business needs. **Private Office:** Additionally, there is a private office for meetings or confidential work. **Storage Area:** A generous storage area is available, ensuring you have ample room to manage your inventory or files efficiently. **Private Bathroom:** The convenience of a private bathroom within the space. **Location:** Excellent main street location. Situated in a professional plaza, on 100 Street Grande Prairie **Ample Parking:** The plaza boasts ample parking space for your customers and employees, ensuring hassle-free visits. **Pylon Signage:** Benefit from high visibility with pylon signage available on 100 street for rent at only \$70/month, providing excellent exposure for your business. The base rent is \$ 14/sft = \$1,499.17/month + GST. Additional Rent \$7.43/sq ft = \$795.63, Total monthly cost \$2,294.80 + GST; the tenant is responsible for their power, gas, water & garbage. This commercial space is a fantastic opportunity for a thriving retail or office business. Don't miss the chance to make it your own. Contact a commercial REALTOR today to schedule a viewing.