

# \$2,500 - A, 11402 100 Street, Grande Prairie

MLS® #A2187308

**\$2,500**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

VLA Montrose, Grande Prairie, Alberta

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.

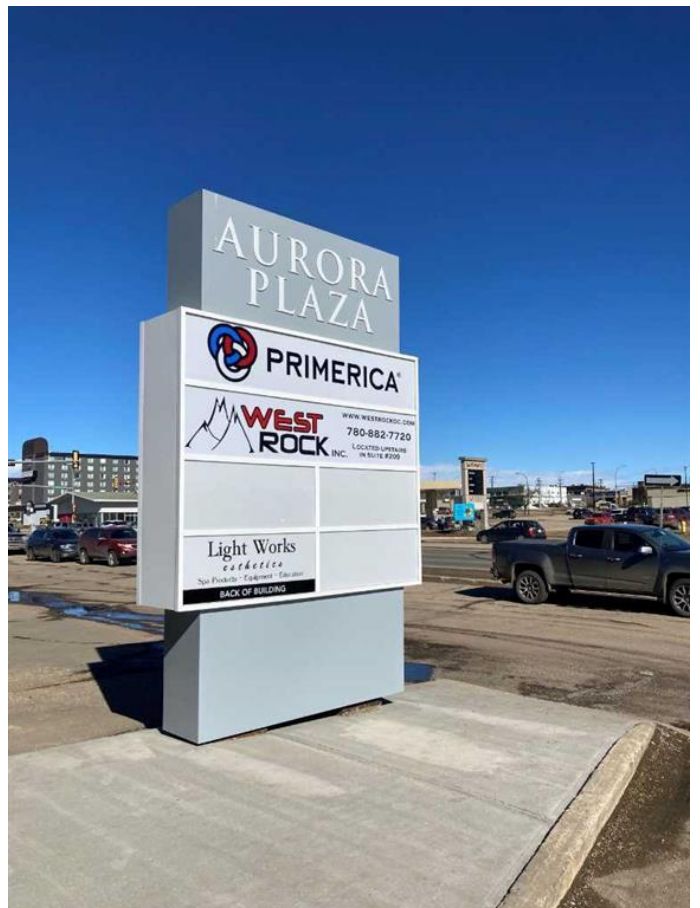
Contact a Commercial REALTOR today to schedule a viewing.

Built in 1980

## Essential Information

MLS® #	A2187308
Price	\$2,500
Bathrooms	0.00
Acres	0.00
Year Built	1980
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information



Address	A, 11402 100 Street
Subdivision	VLA Montrose
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 2N5

### **Amenities**

Utilities	Electricity Paid For, Heating Paid For, Water Paid For
Parking Spaces	6

### **Interior**

Heating	Forced Air, Natural Gas
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### **Exterior**

Lot Description	Low Maintenance Landscape, Near Public Transit, Near Shopping Center, Street Lighting
Construction	Brick, Masonite
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 13th, 2025
Days on Market	116
Zoning	CA

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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