

# \$10 - 11034 100 Street, Grande Prairie

MLS® #A2112345

**\$10**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Avondale., Grande Prairie, Alberta

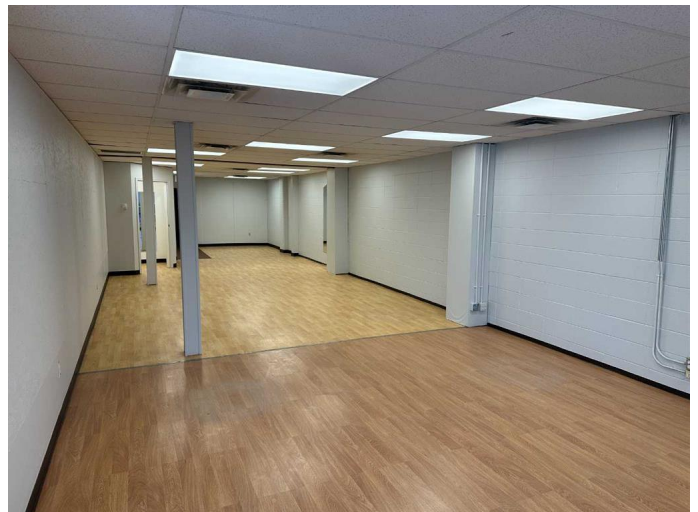
This is an excellent high-traffic retail/mixed-use location, situated on 100 Street in Grande Prairie. Located near Home Hardware, Giant Tiger, and many others this location is a turn-key retail space offering a modern 8,150 square feet with an overhead door at the back for shipping and receiving and plenty of storage. All of this with great exposure and parking directly out the front door. For anyone looking for a high-traffic retail location with incredible neighbor's this is a must see. Call the listing Realtor® for more information or to book a showing today. Base Rent 8,150 sq.ft @ \$9.72 PSF = \$6,601.50 Additional Rent \$4.00 PSF = \$2,716.67. Total Cost: \$9,318.17/month plus GST per month. \*\*\*\*The Landlord is offering three months free base rent to qualified tenants. \*\*\*

Built in 1972

## Essential Information

MLS® #	A2112345
Price	\$10
Bathrooms	0.00
Acres	0.00
Year Built	1972
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information



Address	11034 100 Street
Subdivision	Avondale.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 2N1

### **Additional Information**

Date Listed	March 5th, 2024
Days on Market	535
Zoning	CA

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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