

# \$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 | 460             |
| Zoning         | CA              |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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