

# \$10 - 101, 11308 100 Street, Grande Prairie

MLS® #A2181330

**\$10**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Avondale., Grande Prairie, Alberta

HIGH TRAFFIC RETAIL +  
SHOP/WAREHOUSE LOCATION ON 100 ST.  
GRANDE PRAIRIE. This wide open  
retail/showroom plus adjoining shop area  
space offers high ceilings, ample windows,  
hard surface flooring, up to three offices, two  
bathrooms, kitchen/staff area. It can be  
transformed to fit many different types of  
operations including but not limited to:  
production, warehouse, light industrial all while  
still offering a great front end area which  
presents well to customers/clients. The  
property offers huge visibility, great parking,  
good signage options and recently underwent  
an exterior facelift which will position your  
operation well. Very well priced at Base Rent  
\$10.00/sq.ft.= \$6208.33 + \$8.70 triple net  
costs= \$5,401.25. Total Monthly  
Cost= \$11,609.58+GST which includes all  
utilities. The space can also allow for exterior  
yard/storage options as well. Call a  
commercial Realtor for further information or to  
arrange a viewing.

Built in 1965

## Essential Information

|            |          |
|------------|----------|
| MLS® #     | A2181330 |
| Price      | \$10     |
| Bathrooms  | 0.00     |
| Acres      | 0.00     |
| Year Built | 1965     |



|          |            |
|----------|------------|
| Type     | Commercial |
| Sub-Type | Industrial |
| Status   | Active     |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 101, 11308 100 Street |
| Subdivision | Avondale.             |
| City        | Grande Prairie        |
| County      | Grande Prairie        |
| Province    | Alberta               |
| Postal Code | T8V 2N5               |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 27th, 2024 |
| Days on Market | 168                 |

### Listing Details

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

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