

# \$12 - 101a, 11308 100 Street, Grande Prairie

MLS® #A2181433

## \$12

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Avondale., Grande Prairie, Alberta

HIGH TRAFFIC RETAIL LOCATION ON 100 ST. GRANDE PRAIRIE. This wide open retail/showroom space offers high ceilings, ample windows, hard surface flooring, one office, one bathroom. It can be transformed to fit many different types of operations including but not limited to: food service, professional, medical, office, retail, cannabis and much more. 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 \$12/sq.ft. = \$3,000.00 + \$7.85 triple net costs = \$1,962.50 Total Monthly Cost = \$4,962.50+GST which includes all utilities. The space can be combined with up to 6000sq.ft. of shop space if needed and can also allow for exterior storage options as well. Call a commercial Realtor for further information or to arrange a viewing.

Built in 1965

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2181433   |
| Price      | \$12       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1965       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |



**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 101a, 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 | 167                 |

**Listing Details**

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

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