

# \$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.

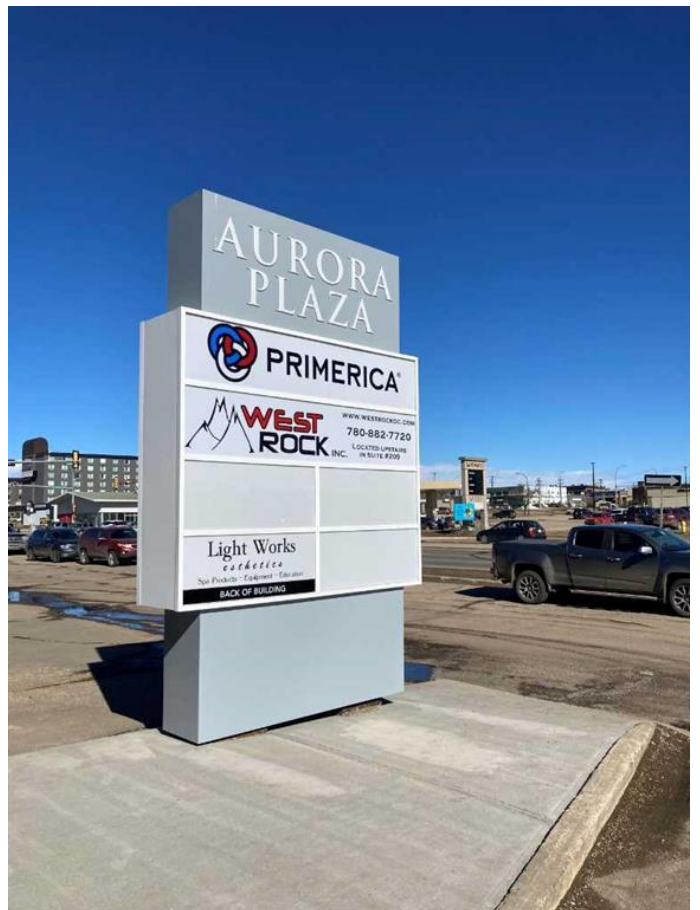
Contact a Commercial REALTOR today to schedule a viewing.

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 |
|---------|-------------------------|

### 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 | 121                |
| Zoning         | CA                 |

### Listing Details

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

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