

# \$16 - 201/203, 11706 104 Avenue, Grande Prairie

MLS® #A2263192

**\$16**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Westgate., Grande Prairie, Alberta

Discover a beautifully crafted 4000 sq.ft. space currently operating as a boutique hair, wellness, and aesthetics salon. This stunning unit offers a professional yet relaxing atmosphere, complete with a welcoming reception area, multiple private rooms, and well-appointed washrooms. Designed with comfort and functionality in mind, the layout is ideal for a wellness studio, spa, salon, or other service-based business. The space is move-in ready, showcasing modern finishes and thoughtful details throughout. Located in a vibrant area surrounded by numerous amenities and services, clients and staff alike will appreciate the ample on-site parking and easy access. Hereâ€™s your opportunity to secure a prime location perfectly suited for your growing business. Base rent \$16/sf = \$5,333.33/mo+ GST + additional rent \$2,833.33 mo +GST= Total monthly cost \$8,166.66/mo + GST.

Built in 2018

## Essential Information

MLS® #	A2263192
Price	\$16
Bathrooms	0.00
Acres	0.00
Year Built	2018
Type	Commercial
Sub-Type	Mixed Use



Status	Active
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### Community Information

Address	201/203, 11706 104 Avenue
Subdivision	Westgate.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 6K8

### Additional Information

Date Listed	October 8th, 2025
Days on Market	1
Zoning	IB

### Listing Details

Listing Office	RE/MAX Grande Prairie
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