

# \$5,000 - A & B, 11402 100 Street, Grande Prairie

MLS® #A2184022

**\$5,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

VLA Montrose, Grande Prairie, Alberta

Commercial Space with Excellent Exposure -  
Prime Lease Opportunity: 4,651 sq ft with  
1,266 sq ft mezzanine

This versatile property offers 2742 sq. ft. of main floor retail space, plus a 1909 sq ft shop with a 1,267 sq. ft. mezzanine, for a total of 5,918 sq. ft. Located on 100 Street, offering excellent exposure for your business. The 2742 sq ft open retail space includes 2 washrooms and could be converted to offices if preferred. The rear shop is 31' long with a 14' x 14' overhead door and an additional washroom located on the mezzanine level. Ideal for retail, storage, or other commercial uses. The owner is willing to work with tenants on improvements.

Base rent is \$5,000.00 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® #	A2184022
Price	\$5,000
Bathrooms	0.00
Acres	0.00
Year Built	1980



Type	Commercial
Sub-Type	Retail
Status	Active

### Community Information

Address	A & B, 11402 100 Street
Subdivision	VLA Montrose
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 2N5

### Amenities

Utilities	Heating Paid For, Water Paid For, Electricity Paid For
Parking Spaces	8

### Interior

Heating	Forced Air, Natural Gas
---------	-------------------------

### Exterior

Lot Description	Low Maintenance Landscape, Near Shopping Center, Street Lighting, Near Public Transit
Construction	Brick, Masonite
Foundation	Poured Concrete

### Additional Information

Date Listed	January 6th, 2025
Days on Market	122
Zoning	CA

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.