# \$3,500 - B, 11402 100 Street, Grande Prairie

MLS® #A2187382

### \$3,500

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Avondale., Grande Prairie, Alberta

Commercial warehouse Conveniently Located!

This versatile property offers 3,076 sq. ft. of main floor shop and show room/storage space with a 1267 sq ft mezzanine complete with private 2 pc washroom. Mezzanine is fully developed and could be converted to more offices if needed. Located on 100 Street, offering excellent exposure for your business. The shop is 31' long with a 14' x 14' overhead door.

Base rent is \$3,500.00 per month, with a triple net charge of \$7.16 per sq. ft that includes all utilities.

Contact a Commercial REALTOR today to schedule a viewing.

Built in 1980

#### **Essential Information**

MLS® # A2187382

Price \$3,500

Bathrooms 0.00

Acres 0.00

Year Built 1980

Type Commercial

Sub-Type Retail Status Active

## **Community Information**







Address B, 11402 100 Street

Subdivision Avondale.

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 Shopping Center, Street Lighting,

Near Public Transit

Construction Brick, Masonite
Foundation Poured Concrete

### **Additional Information**

Date Listed January 13th, 2025

Days on Market 296 Zoning CA

### **Listing Details**

Listing Office RE/MAX Grande Prairie

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