

# \$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 | 120               |
| Zoning         | CA                |

### Listing Details

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

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