

# \$10 - 101, 11308 100 Street, Grande Prairie

MLS® #A2181330

**\$10**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Avondale., Grande Prairie, Alberta

HIGH TRAFFIC RETAIL +  
SHOP/WAREHOUSE LOCATION ON 100 ST.  
GRANDE PRAIRIE. This wide open  
retail/showroom plus adjoining shop area  
space offers high ceilings, ample windows,  
hard surface flooring, up to three offices, two  
bathrooms, kitchen/staff area. It can be  
transformed to fit many different types of  
operations including but not limited to:  
production, warehouse, light industrial all while  
still offering a great front end area which  
presents well to customers/clients. The  
property offers huge visibility, great parking,  
good signage options and recently underwent  
an exterior facelift which will position your  
operation well. Very well priced at Base Rent  
\$10.00/sq.ft.= \$6208.33 + \$8.70 triple net  
costs= \$5,401.25. Total Monthly  
Cost= \$11,609.58+GST which includes all  
utilities. The space can also allow for exterior  
yard/storage options as well. Call a  
commercial Realtor for further information or to  
arrange a viewing.

Built in 1965

## Essential Information

MLS® #	A2181330
Price	\$10
Bathrooms	0.00
Acres	0.00
Year Built	1965



Type	Commercial
Sub-Type	Industrial
Status	Active

### Community Information

Address	101, 11308 100 Street
Subdivision	Avondale.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 2N5

### Additional Information

Date Listed	November 27th, 2024
Days on Market	164

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.