

# \$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	Near Public Transit, Near Shopping Center, Low Maintenance Landscape, Street Lighting
Construction	Brick, Masonite
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 13th, 2025
Days on Market	243
Zoning	CA

### **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.