

# \$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	163

### Listing Details

Listing Office	RE/MAX Grande Prairie
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