

# \$5,063 - 102, 9606 100 Street, Grande Prairie

MLS® #A2193607

**\$5,063**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Swanavon., Grande Prairie, Alberta

Have you ever dreamed of owning your own business but couldn't find the ideal location? Look no further! This high-traffic strip mall is situated directly on 100 Street, just a stoneâ€™s throw from downtown. Offering 2,700 sq. ft. of space, currently set up for a laundry and cleaning business, but adaptable for a wide range of ventures. This is a fantastic opportunity in a prime retail space!

Lease Rate: \$22.50/sq. ft. (\$5,062.50/month)

Common Area Costs: \$13.10/sq. ft.

(\$2,947.50/month)

Total Monthly Cost: \$8,010 + GST

Don't miss out on this amazing retail space!

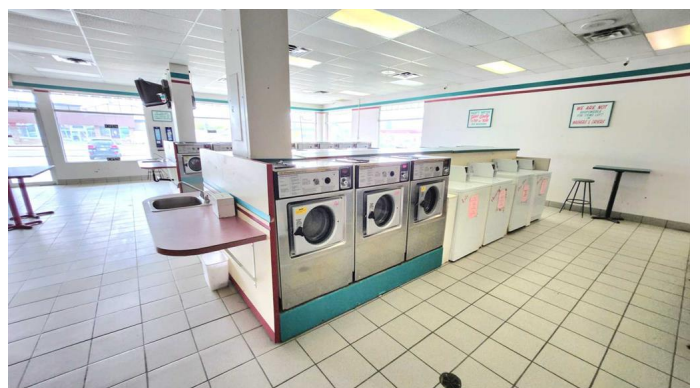
Built in 1995

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2193607   |
| Price      | \$5,063    |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1995       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

## Community Information

|         |                      |
|---------|----------------------|
| Address | 102, 9606 100 Street |
|---------|----------------------|



|             |                |
|-------------|----------------|
| Subdivision | Swanavon.      |
| City        | Grande Prairie |
| County      | Grande Prairie |
| Province    | Alberta        |
| Postal Code | T8V 2L3        |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 10th, 2025 |
| Days on Market | 91                  |
| Zoning         | Com                 |

### **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.