

**\$2,500 - B, 11402 100 Street, Grande Prairie**

MLS® #A2187382

**\$2,500**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

VLA Montrose, Grande Prairie, Alberta

## Commercial Shop Conveniently Located!

This versatile property offers 1909 sq. ft. of main floor shop/storage space with a 1266 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 \$2,500.00 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® #	A2187382
Price	\$2,500
Bathrooms	0.00
Acres	0.00
Year Built	1980
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information

Address B, 11402 100 Street

Subdivision	VLA Montrose
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
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### Exterior

Lot Description	Low Maintenance Landscape, Near Public Transit, Near Shopping Center, Street Lighting
Construction	Brick, Masonite
Foundation	Poured Concrete

### Additional Information

Date Listed	January 13th, 2025
Days on Market	103
Zoning	CA

### Listing Details

Listing Office	RE/MAX Grande Prairie
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