

# \$1,499 - 106, 10822 100 Street, Grande Prairie

MLS® #A2190102

**\$1,499**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Central Business District., Grande Prairie,  
Alberta

**IMMEDIATE POSSESSION!** "Prime Main  
Floor Commercial Space: Ideal for Retail or  
Office Use"

This spacious 1285 sq ft open-plan offers a  
versatile environment suitable for both retail  
and office operations. Features of this property  
include:

**Open-Plan Layout:** The open floor design  
provides a flexible and adaptable space for  
your business needs.

**Private Office:** Additionally, there is a private  
office for meetings or confidential work.

**Storage Area:** A generous storage area is  
available, ensuring you have ample room to  
manage your inventory or files efficiently.

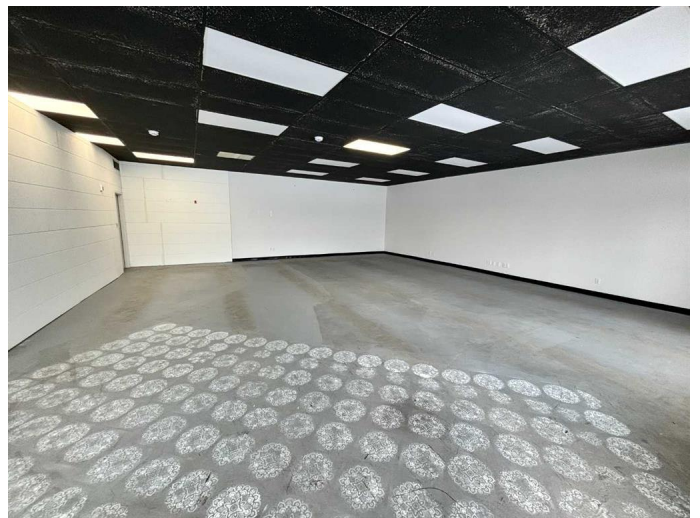
**Private Bathroom:** The convenience of a  
private bathroom within the space.

**Location:** Excellent main street location.

Situated in a professional plaza, on 100 Street  
Grande Prairie

**Ample Parking:** The plaza boasts ample  
parking space for your customers and  
employees, ensuring hassle-free visits.

**Pylon Signage:** Benefit from high visibility with  
pylon signage available on 100 street for rent  
at only \$70/month, providing excellent  
exposure for your business. The base rent is \$  
14/sft = \$1,499.17/month + GST. Additional  
Rent \$7.43/sq ft = \$795.63, Total monthly cost  
\$2,294.80 + GST; the tenant is responsible for  
their power, gas, water & garbage.



This commercial space is a fantastic opportunity for a thriving retail or office business. Don't miss the chance to make it your own. Contact a commercial REALTOR today to schedule a viewing.

Built in 1972

### Essential Information

MLS® #	A2190102
Price	\$1,499
Bathrooms	0.00
Acres	0.00
Year Built	1972
Type	Commercial
Sub-Type	Retail
Status	Active

### Community Information

Address	106, 10822 100 Street
Subdivision	Central Business District.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 2M8

### Additional Information

Date Listed	January 24th, 2025
Days on Market	109

### Listing Details

Listing Office	RE/MAX Grande Prairie
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