

# \$1 - 105, 10104 101 Avenue, Grande Prairie

MLS® #A2142337

**\$1**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

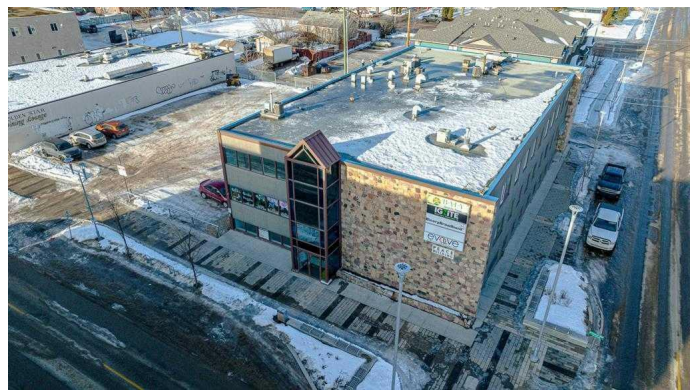
Central Business District., Grande Prairie,  
Alberta

**\$1.00/SQ.FT. BASE RENT FOR SIX MONTHS!!! YES YOU READ THAT RIGHT,**  
The Landlord is looking for strong tenants and is offering an unbeatable leasing incentive. Versatile mixed-use lease space which can accommodate a variety of business ventures. This space offers good windows, direct access from exterior entrance, two full bathrooms, two good rooms with plumbing options, large retail/studio or work area. The property offer great visibility on a high traffic corner allows easy accessibility for clients and to attract new clientele. The property offers a private parking lot which is hard to find downtown. Very aggressively priced and well managed: Base rent(\$1.00)(1st 6 months)=\$94.67 + Net rent(\$8.33)=\$788.57 Total Monthly Cost=\$883.24+GST. All Utilities are included. Call a Commercial Realtor for further information or a showing .

Built in 1960

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2142337   |
| Price      | \$1        |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1960       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |



Status                      Active

**Community Information**

Address                      105, 10104 101 Avenue  
Subdivision                Central Business District.  
City                           Grande Prairie  
County                       Grande Prairie  
Province                     Alberta  
Postal Code                T8V 0Y3

**Additional Information**

Date Listed                 June 18th, 2024  
Days on Market          326

**Listing Details**

Listing Office              RE/MAX Grande Prairie

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