

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

MLS® #A2133529

**\$1**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.28 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 has great modern improvements and two full bathrooms with showers. 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. Can also be combined with additional office space directly above on the 2nd floor. Very aggressively priced and well managed: Base rent(\$1.00)=\$206.58 + Net rent(\$8.33)=\$1,720.84 Total Monthly Cost=\$1,927.42+GST. All Utilities are included. Call a Commercial Realtor for further information or a showing .

Built in 1960

## Essential Information

MLS® #	A2133529
Price	\$1
Bathrooms	0.00
Acres	0.28
Year Built	1960
Type	Commercial
Sub-Type	Mixed Use



Status                      Active

**Community Information**

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

**Amenities**

Parking Spaces        24

**Additional Information**

Date Listed                May 19th, 2024  
Days on Market        412  
Zoning                       CC

**Listing Details**

Listing Office            RE/MAX Grande Prairie

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