

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

MLS® #A2142337

**\$1**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

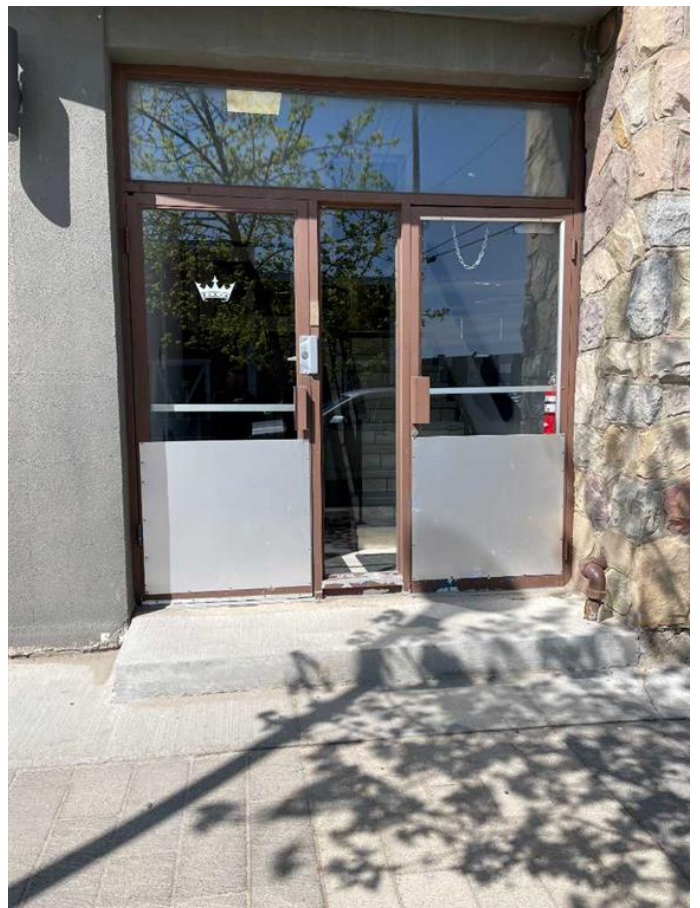
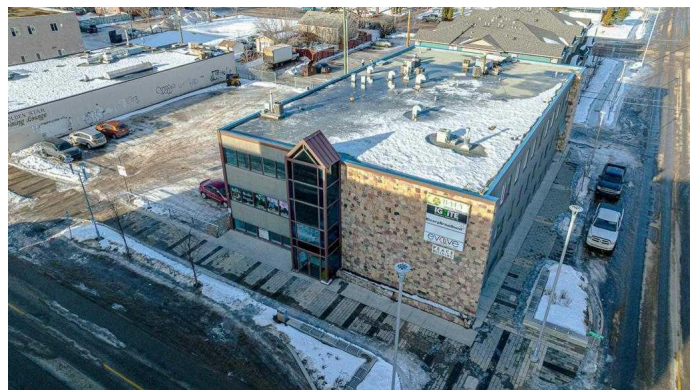
Central Business District., Grande Prairie,  
Alberta

**\$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        322

**Listing Details**

Listing Office            RE/MAX Grande Prairie

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