

# \$35 - 103, 10712 78 Avenue, Grande Prairie

MLS® #A2121024

**\$35**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Mission Heights., Grande Prairie, Alberta

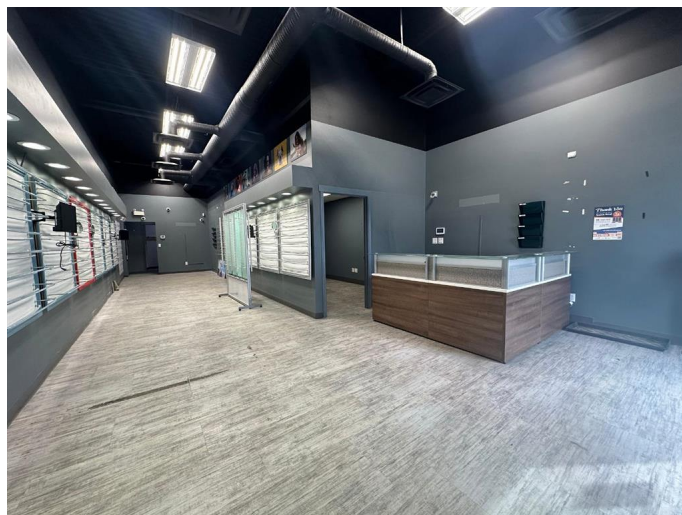
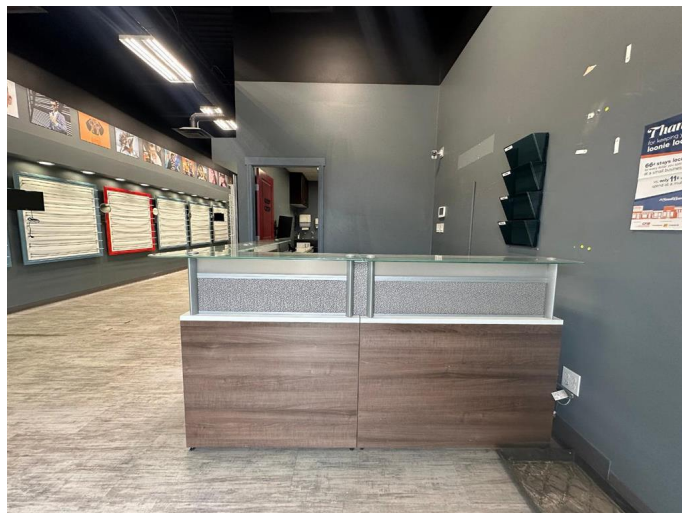
This retail location is situated in the South 40 Shopping Centre which is strategically located along 108 Street and 84 Avenue with some of the highest traffic counts in the Grande Prairie area. It is neighboring anchor tenants such as McDonald's, Starbucks, No Frills, RBC, and Shoppers Drug Mart all within walking distance to medium and high-density residential. Position your business in the professional location it deserves. Call your Commercial Realtor® for more information or to book a showing today. (Base Rent 1,202 sq.ft @ \$35 PSF = \$3,505.83/month plus GST. Additional Rent: 1,202 sq.ft @ \$16.50 PSF = \$1,652.75/month plus GST. Total Monthly Payment: \$5,158.58 plus GST.)

Built in 2014

## Essential Information

MLS® #	A2121024
Price	\$35
Bathrooms	0.00
Acres	0.00
Year Built	2014
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information



Address	103, 10712 78 Avenue
Subdivision	Mission Heights.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 0G9

### **Interior**

Heating	Make-up Air
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### **Additional Information**

Date Listed	April 16th, 2024
Days on Market	513

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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