

# \$8 - 106, 11308 100 Street, Grande Prairie

MLS® #A2181438

**\$8**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Avondale., Grande Prairie, Alberta

5625 sq.ft. of shop only area available for lease. This property provides four OHDâ€™s with large shop work area, kitchen/staff space, mezzanine office area & bathroom, also included is a separate self contained working bay. Exterior yard/storage space is available as part of the package. Located on 100st. with easy access and good options as far as proximity to many areas of the city. High ceiling heights, ample power supply, floor drains and everything you need to make your operations a success are in place. Great opportunity to capture a useable space at a great value. Very well priced at \$8.00/sq.ft. = \$3,750.00 + \$7.85 triple net costs which include all utilities = \$3,679.69 Total Monthly Cost = \$7,429.69. Call a commercial Realtor for further information or to arrange a viewing.

Built in 1965

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2181438   |
| Price      | \$8        |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1965       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

## Community Information



|             |                       |
|-------------|-----------------------|
| Address     | 106, 11308 100 Street |
| Subdivision | Avondale.             |
| City        | Grande Prairie        |
| County      | Grande Prairie        |
| Province    | Alberta               |
| Postal Code | T8V 2N5               |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 27th, 2024 |
| Days on Market | 155                 |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.