

# \$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        441  
Zoning                      CC

**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.