

# \$16 - 101, 11113 100 Street, Grande Prairie

MLS® #A2221992

**\$16**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

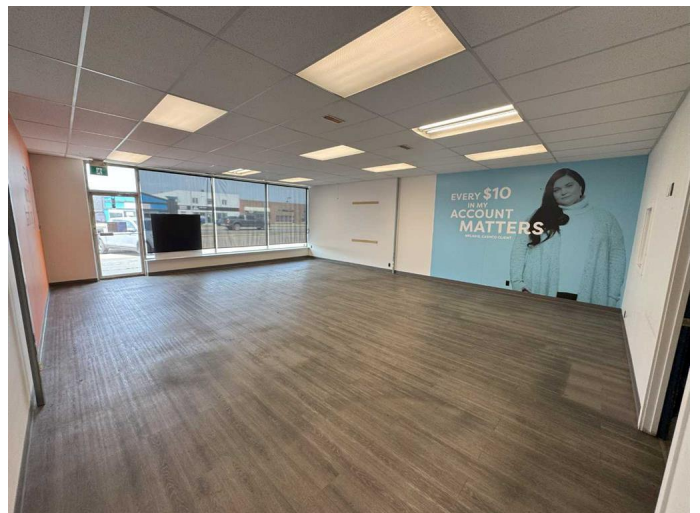
VLA Montrose, Grande Prairie, Alberta

Position your business for success with this exceptional 2,000-square-foot commercial space, located near one of Grande Prairie's three busiest intersections at 116 Avenue and 100 Street. With 17,000 +/- vehicles passing this place daily at reduced speeds, this location offers outstanding visibility and exposure. Enhance your company's growth by combining high traffic volume with convenient access and ample parking—an ideal setting to showcase your products or services. Base Rent: \$2,667+GST/month (\$16.00 per sq. ft. annually). Additional Rent: \$825/month (\$4.95 per sq. ft. annually). Total Cost: \$3,492/month (\$20.95 per sq. ft. annually) + GST. The utilities are the tenant's responsibility. Contact your commercial real estate agent today to secure your lease here and elevate your business presence in Grande Prairie.

Built in 1965

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2221992   |
| Price      | \$16       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1965       |
| Type       | Commercial |
| Sub-Type   | Retail     |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 101, 11113 100 Street |
| Subdivision | VLA Montrose          |
| City        | Grande Prairie        |
| County      | Grande Prairie        |
| Province    | Alberta               |
| Postal Code | T8V 2N2               |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 92             |
| Zoning         | CA             |

### Listing Details

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

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