

# \$30 - 102, 11702 104 Avenue, Grande Prairie

MLS® #A2158077

**\$30**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Westgate., Grande Prairie, Alberta

NEW commercial space in the Westgate area close to Canadian Tire, hotels, restaurants and other shopping amenities. Easy access to Highway 43 and 116 Street. In finishing stages is 1,535 SqFt of open space ready for your business. Basic rent is \$30/SQFT. Additional rent is \$9.50/SQFT and includes taxes, insurance, snow removal, management, landscaping, garbage & parking lot/building lighting. Tenant to pay unit utilities separately. Total base rent \$3,837.50+ GST & additional rent \$1,215.21 + GST =Total monthly rent is \$5,052.71 + GST. Contact a commercial agent today!



Built in 2024

## Essential Information

MLS® #	A2158077
Price	\$30
Bathrooms	0.00
Acres	0.00
Year Built	2024
Type	Commercial
Sub-Type	Business
Status	Active

## Community Information

Address	102, 11702 104 Avenue
Subdivision	Westgate.
City	Grande Prairie

County	Grande Prairie
Province	Alberta
Postal Code	T8V 6K3

### **Additional Information**

Date Listed	August 20th, 2024
Days on Market	387

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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