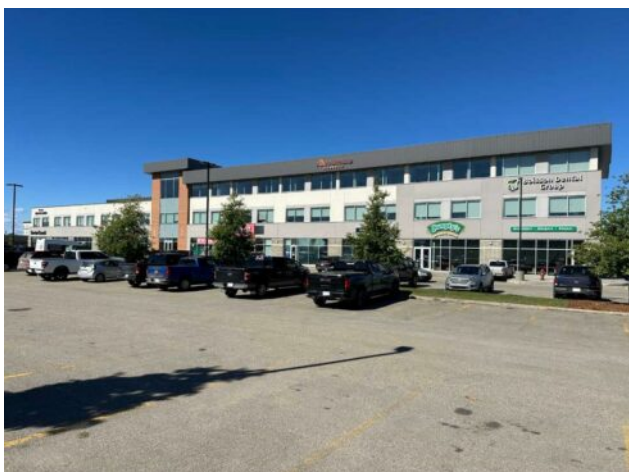


**301, 11601 101 Avenue
Grande Prairie, Alberta**

MLS # A2142717



\$22 per sq.ft.

Division:	Westgate
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	11,872 sq.ft.
Zoning:	CA - Arterial Commercial

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

High-traffic location situated on the corner of 100 Avenue (Highway 43) and 116th Street in the constantly expanding west side of Grande Prairie, situated directly across from Costco, McDonald's, the Delta, Canadian Tire, and more. This third-floor 11,872 square-foot modern office space, offers stunning views and plenty of onsite parking. This is a must-see for any business looking to have a professional space for their staff and clients. The premises can be leased as a whole or the Landlord is willing to work with a qualified Tenant to demise the space as needed. To view call your Commercial Realtor® today.