

**711034 A Highway 40 Highway  
Grande Prairie, Alberta**

**MLS # A2157193**

## \$5,000 per month



<b>Division:</b>	NONE
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	Restaurant
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	2,600 sq.ft.
<b>Zoning:</b>	UR

<b>Heating:</b>	Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer Co
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-

**Inclusions:** All tables and chairs, front counter.

Commercial Kitchen with Large Dining Area for Lease in Grande Prairie - Attention Restaurant Owners! The historic Grande Prairie Dunvegan Tea House restaurant is now available for lease. This iconic landmark in the Peace Region offers a unique opportunity to lease a +/- 2,600 sqft commercial kitchen and restaurant area with character and charm. Located with excellent highway visibility off the newly twinned Highway 40, this property is easily accessible for customers. A new access road off the north of the property ensures convenient customer access, making it an ideal location for your restaurant business to thrive. Don't miss out on this incredible opportunity to scale your restaurant business in Grande Prairie. Schedule a tour today and unlock the full potential of this exceptional property! Lease rate includes utilities.