

508, 11601 99 Street  
Grande Prairie, Alberta

MLS # A2181085



## \$18 per sq.ft.

Division: Northgate

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,440 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

Premier retail space located directly across from the Prairie Mall. This former hair salon and retail location is partially improved with minimal work required to be completely operational and offers plenty of parking with great access. This is a rare opportunity to lease a total of 1,440 sq.ft. at a price that just makes sense. Your business is will surely be noticed as the location is directly across from the Prairie Mall and at a price that can't be beat. The centrally located property is perfect for any salon, spa, retail, or professional setting and is priced to move. Call a Commercial Realtor&copy; for more information or to book a showing today. (Base Rent 1,440 sq.ft @ \$18 PSF = \$2,160.00 plus GST per month. Additional Rent: 1,440 sq.ft @ \$11.73 PSF = \$1,407.60 Monthly Payment: \$3,567.60 plus GST. The Landlord is a Licensed REALTOR&reg; in Alberta.