

10014 102 Avenue  
Grande Prairie, Alberta

MLS # A2195694



## \$20 per sq.ft.

Division: Central Business District

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,939 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

This prime commercial space is a fully built-out, nearly turnkey spa, offering a cost-effective and quick opening for a salon or spa. Featuring high-end tenant improvements, the space boasts a polished and inviting atmosphere with an open-concept layout ideal for a salon, private treatment rooms, and a dedicated staff area. With excellent exposure, ample parking, and generous storage, this location is designed to support a thriving business. Don't miss out—call your local Commercial Realtor today to book a showing or for more information. (Base Rent: \$20 PSF = \$3,231.67/month + GST. Additional Rent: \$13 PSF = \$2,100.58/month + GST (includes gas, power, and water). Total All-In Monthly Payment: \$5,332.25/month + GST.)