

# \$35 - 105, 10712 80 Avenue, Grande Prairie

MLS® #A2089957

**\$35**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Mission Heights., Grande Prairie, Alberta

This retail location is situated in the South 40 Shopping Centre which is strategically located along 108 Street and 84 Avenue with some of the highest traffic counts in the Grande Prairie area. It is neighboring anchor tenants such as McDonald's, Original Joe's, No Frills, RBC, and Shoppers Drug Mart all within walking distance of medium and high-density residential. Position your business in the professional location it deserves. Call your Commercial Realtor® for more information or to book a showing today. (Base Rent 973 SF @ \$35 PSF = \$2,837.92/month. Additional Rent: 973 SF @ \$16.50 PSF = \$1,337.87/month; Total Monthly Payment: \$4,175.79 plus GST.

Built in 2009

## Essential Information

MLS® #	A2089957
Price	\$35
Bathrooms	0.00
Acres	0.00
Year Built	2009
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information

Address 105, 10712 80 Avenue



Subdivision	Mission Heights.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 0G9

### **Additional Information**

Date Listed	October 26th, 2023
Days on Market	565

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.