

# \$1 - 300, 10104 101 Avenue, Grande Prairie

MLS® #A2202048

**\$1**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.28 Acres

Central Business District., Grande Prairie,  
Alberta

**\$1.00/SQ.FT. BASE RENT FOR 6 MONTHS!!!**  
**YES YOU READ THAT RIGHT,** The Landlord is looking for strong tenants and is offering an unbeatable leasing incentive. **RENOVATED, CLEAN, BRIGHT** lease space. This space has a reception or open work space plus 3 individual office or treatment rooms. Building offers good signage options, dedicated parking lot, secure access, well managed common area costs which include all utilities. Downtown Grande Prairie is undergoing a revitalization and there is a new construction building across the street with large residential footprint to drive customers to the area. Lots of spaces options in the building so we can help find exactly what you need. Base rent(\$1.00)=\$67.67 + Net rent(\$8.33)=\$563.66 Total Monthly Cost=\$631.33+GST FOR THE 1ST 6 MONTHS. All Utilities are included. Contact a Commercial Realtor today to obtain more information or to arrange a tour of the space.

Built in 1960

## Essential Information

MLS® #	A2202048
Price	\$1
Bathrooms	0.00
Acres	0.28
Year Built	1960



Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	300, 10104 101 Avenue
Subdivision	Central Business District.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 0Y3

### Amenities

Parking Spaces	24
----------------	----

### Additional Information

Date Listed	March 14th, 2025
Days on Market	64
Zoning	CC

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.