



**DJ Golden**  
**REAL ESTATE**

**780-897-4003**  
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**102, 9606 100 Street**  
**Grande Prairie, Alberta**

**MLS # A2193607**



**\$5,062**

**Division:** Swanavon

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,700 sq.ft.

**Zoning:** Com

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** none

Have you ever dreamed of owning your own business but couldn't find the ideal location? Look no further! This high-traffic strip mall is situated directly on 100 Street, just a stone's throw from downtown. Offering 2,700 sq. ft. of space, currently set up for a laundry and cleaning business, but adaptable for a wide range of ventures. This is a fantastic opportunity in a prime retail space! Lease Rate: \$22.50/sq. ft. (\$5,062.50/month) Common Area Costs: \$13.10/sq. ft. (\$2,947.50/month) Total Monthly Cost: \$8,010 + GST Don't miss out on this amazing retail space!