

10111 100 Avenue  
Grande Prairie, Alberta

MLS # A1053896



**\$10 per sq.ft.**

<b>Division:</b>	Central Business District
<b>Type:</b>	Office
<b>Bus. Type:</b>	Accounting,Administrative and Support ,Clothing ,Commercial ,Computer,Drugs
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	Hi-Tech Business Systems
<b>Bus. Name:</b>	-
<b>Size:</b>	6,340 sq.ft.
<b>Zoning:</b>	CC

**Heating:** Make-up Air, Natural Gas

**Floors:** -

**Roof:** Tar/Gravel

**Exterior:** Brick, Concrete

**Water:** -

**Sewer:** -

**Inclusions:** office furniture

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.18 Acre

**Lot Feat:** -

Fantastic opportunity to locate your business in the newly updated and conveniently located downtown core. This property has undergone massive top to bottom cosmetic and functional renovations in the past 4 years making it a total package and move-in ready space! Open concept with exposed metal beams, concrete floors, new roof, paint, bathrooms and fixtures, reception area, built in workstations and offices with furniture included. This side is complete with 2 washrooms, storage, warehouse space and shipping/receiving doors. 6 rear parking stalls as well as additional stalls can be rented if needed. Great front street exposure with pull-up parking as well as back alley access. Currently developed and listed as 2 separate spaces -6340 sq.ft & 5280 sqft but can be combined into 1 large space 11,620 sq.ft or each side can be divided into smaller spaces for sale or for lease to suit your needs. Amazing location with brand new commercial/retail and residential building going up to the West will sure to increase value in this busy downtown location.