

# \$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 | 629                |

### **Listing Details**

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

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