



## 9901 97 Avenue Grande Prairie Alberta

\$20

Versatile Mixed Use Lease space available for immediate occupancy. This 1320sq.ft. space offers a wide open area with good windows on each side. Front & back entrances also allow for a variety of uses within the space. Stewart Square hosts a good tenant mix with insurance company, lawyer, construction company & spa all located in the complex, this will drive foot traffic and attract customers to this space. Parking at the rear of the property and ample street parking also allow for a variety of possibilities. The space is in turnkey condition with modern finishings and the Landlord will consider Tenant Improvements and/or allowances for the right tenant & terms. The triple net costs on the property are \$9.00/sq.ft. and include all utilities. Call a Commercial Realtor for a showing today and take your operations to the next level!!!! (id:6769)



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