

# \$10 - 14, 9701 84 Avenue, Grande Prairie

MLS® #A2119614

**\$10**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Patterson Place., Grande Prairie, Alberta

Looking for affordable turn key spa space?! This is the location for you. Located in the busy Patterson Place Strip Mall, this location gives you a great layout to set up your business. Once you enter you will find a nice size waiting room with reception, past that you will find a well laid out area for hair stylists, nails, waxing, or pedis. There are also a couple of private rooms, staff kitchen, storage and plenty of parking. This location also features good exposure to high traffic counts on 84th ave. This space is ready for immediate possession. Base Rent 2,400 sq.ft @ \$10 PSF = \$2000.00, Additional Rent Operating Cost= 2,400 sq/ft @\$6.71 = \$16,104 or \$1342.00/month and Property Tax/Garbage Removal 2,400 sq.ft @ \$3.63 = \$8712 or \$726.00/ month. Total Cost: \$4068.00/month plus GST per month. Floorplan in Supplements. Landlord will assist with opening costs for the right tenant. 1 - 5 year terms acceptable.

Built in 1978

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2119614   |
| Price      | \$10       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1978       |
| Type       | Commercial |



|          |           |
|----------|-----------|
| Sub-Type | Mixed Use |
| Status   | Active    |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 14, 9701 84 Avenue |
| Subdivision | Patterson Place.   |
| City        | Grande Prairie     |
| County      | Grande Prairie     |
| Province    | Alberta            |
| Postal Code | T8V 4Z8            |

### Amenities

|           |                                                                                |
|-----------|--------------------------------------------------------------------------------|
| Utilities | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
|-----------|--------------------------------------------------------------------------------|

### Interior

|         |                    |
|---------|--------------------|
| Heating | Natural Gas, Other |
| Cooling | Central Air        |

### Exterior

|              |                      |
|--------------|----------------------|
| Roof         | Other                |
| Construction | Concrete, Wood Frame |
| Foundation   | Poured Concrete      |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2024 |
| Days on Market | 449            |

### Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Royal LePage - The Realty Group |
|----------------|---------------------------------|

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