

# \$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 @ \$5.75 = \$1150.00 Property Tax/Garbage Removal 2,400 sq.ft @ \$3.68 = \$736.00 Total Cost: \$3886.00/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
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**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	398

**Listing Details**

Listing Office	Royal LePage - The Realty Group
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