

\$16 - 201/203, 11706 104 Avenue, Grande Prairie

MLS® #A2263192

\$16

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Westgate., Grande Prairie, Alberta

Discover a beautifully crafted 4000 sq.ft. space currently operating as a boutique hair, wellness, and aesthetics salon. This stunning unit offers a professional yet relaxing atmosphere, complete with a welcoming reception area, multiple private rooms, and well-appointed washrooms. Designed with comfort and functionality in mind, the layout is ideal for a wellness studio, spa, salon, or other service-based business. The space is move-in ready, showcasing modern finishes and thoughtful details throughout. Located in a vibrant area surrounded by numerous amenities and services, clients and staff alike will appreciate the ample on-site parking and easy access. Here's your opportunity to secure a prime location perfectly suited for your growing business. Base rent \$16/sf = \$5,333.33/mo+ GST + additional rent \$2,833.33 mo +GST= Total monthly cost \$8,166.66/mo + GST.

Built in 2018

Essential Information

MLS® #	A2263192
Price	\$16
Bathrooms	0.00
Acres	0.00
Year Built	2018
Type	Commercial
Sub-Type	Mixed Use



Status Active

Community Information

Address 201/203, 11706 104 Avenue
Subdivision Westgate.
City Grande Prairie
County Grande Prairie
Province Alberta
Postal Code T8V 6K8

Additional Information

Date Listed October 8th, 2025
Days on Market 27
Zoning IB

Listing Details

Listing Office RE/MAX Grande Prairie

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