

# \$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 | 9                 |
| Zoning         | IB                |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.