



**GRASSROOTS**  
REALTY GROUP

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103, 10635 West Side Drive  
Grande Prairie, Alberta

MLS # A2257250



**\$2,900 per month**

**Division:** Westside Park

**Type:** Retail

**Bus. Type:** Retail

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,200 sq.ft.

**Zoning:** IB

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** Public

**Lot Size:** 0.48 Acre

**Sewer:** Sewer

**Lot Feat:** Near Public Transit

**Inclusions:** n/a

BASE RENT FREE UNTIL 2026!!! What an opportunity! If you are looking for a smaller retail space in a high traffic, vibrant complex, then you need to check out this 1,200 sq.ft. unit. Most recently this space was set up for food service, outfitted with 2 washrooms, a dining area, service counter and a kitchen area. You can continue to use this space as a food service facility or convert it to a retail store, salon or office. Ready for immediate occupancy. Base Rent is \$2,900 month plus GST (\$29 sq.ft./annually). Additional Rents, including property tax is estimated at \$1,250 month plus GST (\$12.50 sq.ft./annually) for a total monthly cost of \$4,150 plus GST and utilities. Call your Real Estate Professional to arrange a viewing today! \*Listing Associate is related to vendor