



**GRASSROOTS**  
REALTY GROUP

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102, 10702 108A Street  
Grande Prairie, Alberta

MLS # A2020166



**\$26 per sq.ft.**

Division: Westgate

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,792 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

Anchored by the newest Smitty's family restaurant this property is well positioned between two Hotels, a Casino, the Grande Prairie Regional College, the new Regional Hospital with surrounding high density residential. Complimentary business located in the area include Save-on Foods, Starbucks, Walmart, Cineplex Odeon and more. Any qualified tenant can lease all or a portion of the space depending on the requirement. Base Rent: \$26 PSF with \$8.50 additional rent. To book a showing call your commercial REALTOR&reg; today.