



GRASSROOTS
REALTY GROUP

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104, 10605 West Side Drive
Grande Prairie, Alberta

MLS # A2031989



\$20 per sq.ft.

Division: Westside Park

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: West Side Plaza

Bus. Name: -

Size: 1,650 sq.ft.

Zoning: IB

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Desirable retail/office space in West Side Plaza has plenty to offer! Lots of parking and an upscale, well maintained building in an excellent location near 108 Street (Bypass/Highway 40) and 100 Avenue. 1650 sq ft consists of a large open retail area, storage room or office and a washroom. Nice upgraded flooring and freshly painted! Near banks, Jeffrey's Cafe, Podollan Hotel. Immediate possession available! Basic rent is \$20.00 x 1,650 sq ft = \$2,750.00 + \$137.50 GST = \$2,887.50/mo. Additional Rent is \$1,581.25 + \$79.06 GST = \$1,660.31/mo. Total Monthly Rent Payment is \$4,547.81. Property management, taxes, heat, water, garbage, recycling, parking lot and landscape maintenance, snow removal are all included. Pylon signage is available for additional \$250/mo.