



**GRASSROOTS**  
REALTY GROUP

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10629 West Side Drive  
Grande Prairie, Alberta

MLS # A2099943



**\$3,150,000**

**Division:** Westside Park

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 15,980 sq.ft.

**Zoning:** IB

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 1.39 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

Location, Location, Location, this high exposure property is located in Westside Park south of the Grande Prairie Regional College, TD bank, BMO, ATB and Podollan Inn & Spa just to name a few. Consisting of 10,856 sq ft on the main floor and an additional 5,244 sq ft of mezzanine situated on 1.39 acres with 56 parking stalls. Currently 0.75 acres of prime real estate is undeveloped at the back of the property. This is a must see for any potential business needing office or retail space in one of the few truly professional business districts in Grande Prairie. This property is also available for lease @ \$18 PSF. Call your Commercial Realtor&copy; today to book a showing.