



106, 10605 West Side Drive  
Grande Prairie, Alberta

MLS # A2111524



**\$20 per sq.ft.**

Division: Westside Park

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,511 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Desirable open 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 large windows, & tons of light. Great space for retail or restaurant. Could be divided in to offices as well. Immediate possession available! Basic rent is \$20.00 x 1511 sq ft = \$2,518.33 + \$125.92 GST = \$2,644.25/mo. Additional Rent is \$1,623.87 + \$81.19 GST = \$1,705.06/mo. Total Monthly Rent Payment is \$4,349.31/mo. Property management, taxes, heat, water, garbage, recycling, parking lot and landscape maintenance, snow removal are all included. Pylon signage available for additional \$250/mo. This space could be combined with #104 & #102 next door ( 1650 sq ft ea) for a total of 4811 sq ft.